

APPENDICES

APPENDIX B

Planning Documents

**Metropolitan
Transportation
Plan**

METROPOLITAN TRANSPORTATION PLAN "Mobility 2040"

ALAMO AREA METROPOLITAN PLANNING ORGANIZATION

Updated:
January 25, 2016

FY 2016

TxDOT District	County	CSJ	Hwy	Phase	City	Project Sponsor	MPO Proj ID No.	Year of Expenditure Cost	
15 - San Antonio	Medina	3544-03-002	SH 211	C	Other	BxCo	3152.0	\$4,400,000	
Limits From:		Bexar C/L, 2.0 Mi S of FM 471, N					Last Revision Date:		5/2015
Limits To:		FM 471 (Culebra Rd)							
Description:		Construct two lane rural highway on new location							
Project History:		4/15 - move from FY 2015 to FY 2016; Pass through financing project to be reimbursed from Cat 12							

Total Project Cost Information (TxDOT %):		Cost of Approved Phases:	Type of Work: Added Capacity: Non - Toll					
			Funding Categories	Federal	State	Local	Local Contrib	Total
Preliminary Engineering:	\$233,193	\$4,400,000	3 - PTF	\$0	\$0	\$0	\$4,400,000	\$4,400,000
ROW Purchase:	\$1,100,000		Other	\$0	\$0	\$0	\$0	\$0
Construction Cost:	\$4,400,000		Other	\$0	\$0	\$0	\$0	\$0
Construction Engineering	\$214,157		Other	\$0	\$0	\$0	\$0	\$0
Contingencies:	\$309,338		Totals	\$0	\$0	\$0	\$4,400,000	\$4,400,000
Indirect Costs:	\$241,283							
Other Field	\$0							
Total Project Cost:	\$6,497,971							

TxDOT District	County	CSJ	Hwy	Phase	City	Project Sponsor	MPO Proj ID No.	Year of Expenditure Cost	
15 - San Antonio	Bexar	3544-04-002	SH 211	C	Other	BxCo	3153.0	\$7,000,000	
Limits From:		FM 1957 (Potranco Rd), N 2.9 MI					Last Revision Date:		5/2015
Limits To:		Medina County Line							
Description:		Construct two lane rural highway on new location							
Project History:		4/15 - move from FY 2015 to FY 2016; Pass through financing project to be reimbursed from Cat 12							

Total Project Cost Information (TxDOT %):		Cost of Approved Phases:	Type of Work: Added Capacity: Non - Toll					
			Funding Categories	Federal	State	Local	Local Contrib	Total
Preliminary Engineering:	\$370,989	\$7,000,000	3 - PTF	\$0	\$0	\$0	\$7,000,000	\$7,000,000
ROW Purchase:	\$1,780,000		Other	\$0	\$0	\$0	\$0	\$0
Construction Cost:	\$7,000,000		Other	\$0	\$0	\$0	\$0	\$0
Construction Engineering	\$340,704		Other	\$0	\$0	\$0	\$0	\$0
Contingencies:	\$492,128		Totals	\$0	\$0	\$0	\$7,000,000	\$7,000,000
Indirect Costs:	\$383,860							
Other Field	\$0							
Total Project Cost:	\$10,367,681							

TxDOT District	County	CSJ	Hwy	Phase	City	Project Sponsor	MPO Proj ID No.	Year of Expenditure Cost	
15 - San Antonio	Bexar	3544-05-001	SH 211	C	Other	BxCo	3154.0	\$2,600,000	
Limits From:		Medina Co. Line, 4.5 Mi N of FM 1957, N					Last Revision Date:		5/2015
Limits To:		Medina Co. Line, 2.0 Mi S of FM 471							
Description:		Construct two lane rural highway on new location							
Project History:		4/15 - move from FY 2015 to FY 2016; Pass through financing project to be reimbursed from Cat 12							

Total Project Cost Information (TxDOT %):		Cost of Approved Phases:	Type of Work: Added Capacity: Non - Toll					
			Funding Categories	Federal	State	Local	Local Contrib	Total
Preliminary Engineering:	\$137,796	\$2,600,000	3 - PTF	\$0	\$0	\$0	\$2,600,000	\$2,600,000
ROW Purchase:	\$700,000		Other	\$0	\$0	\$0	\$0	\$0
Construction Cost:	\$2,600,000		Other	\$0	\$0	\$0	\$0	\$0
Construction Engineering	\$126,547		Other	\$0	\$0	\$0	\$0	\$0
Contingencies:	\$182,790		Totals	\$0	\$0	\$0	\$2,600,000	\$2,600,000
Indirect Costs:	\$142,577							
Other Field	\$0							
Total Project Cost:	\$3,889,710							

METROPOLITAN TRANSPORTATION PLAN "Mobility 2040"

ALAMO AREA METROPOLITAN PLANNING ORGANIZATION

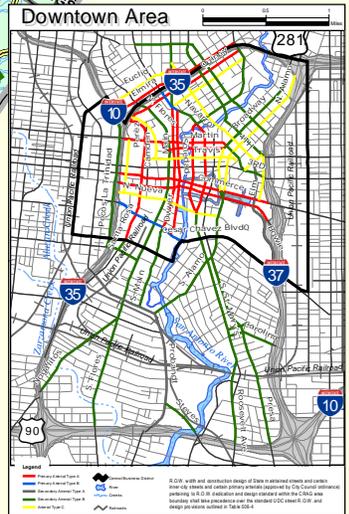
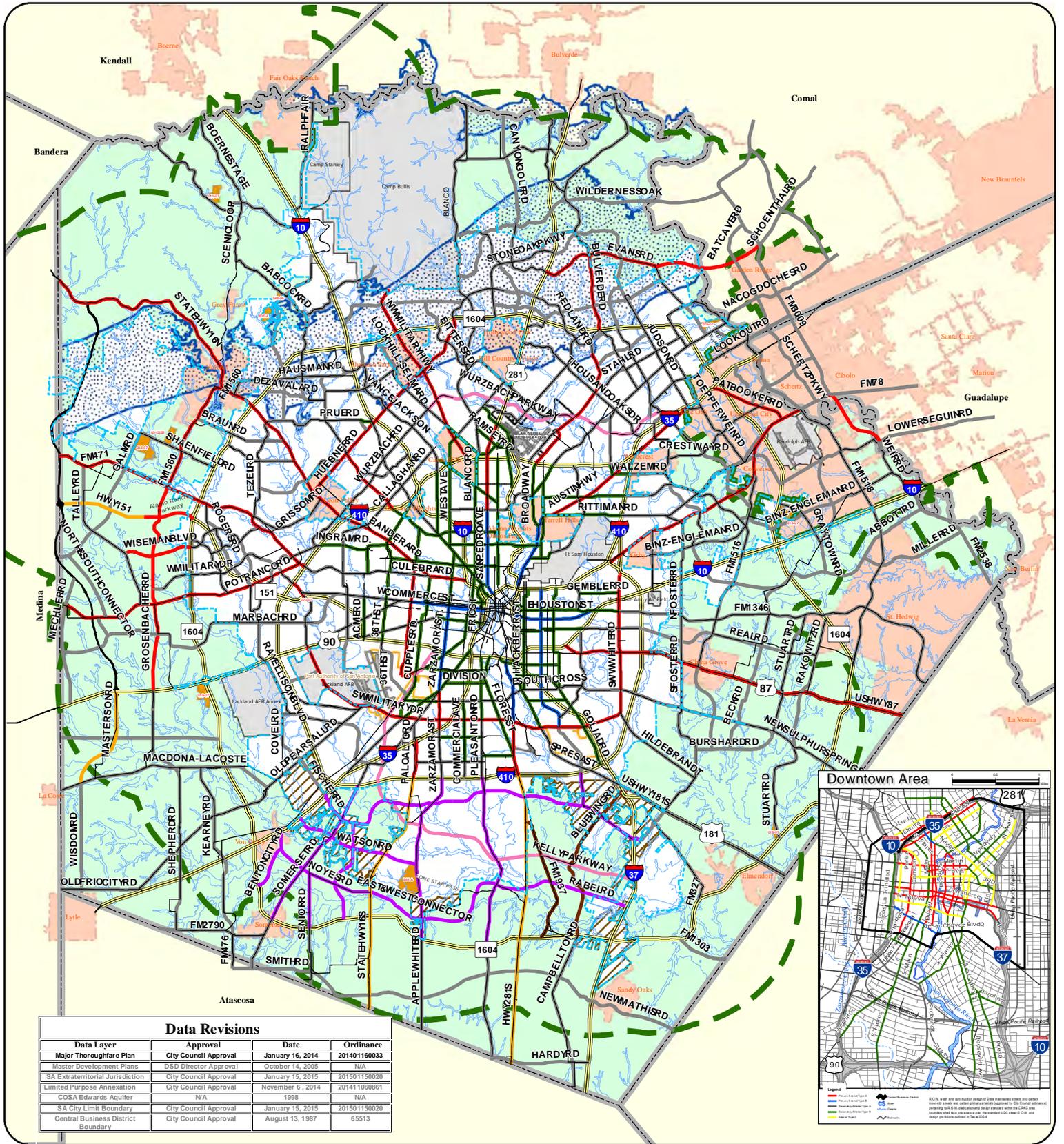
Updated:
January 25, 2016

FY 2016

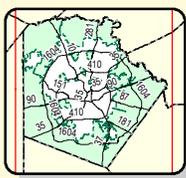
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Limits From:		Bexar C/L, 2.9 MI N of FM 1957, N					Last Revision Date: 5/2015		
Limits To:		Bexar C/L, 4.5 MI N of FM 1957							
Description:		Construct two lane rural highway on new location							
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			<u>Funding Categories</u>	<u>Federal</u>	<u>State</u>	<u>Local</u>	<u>Local Contrib</u>	<u>Total</u>
Preliminary Engineering:	\$217,293	\$4,100,000	3 - PTF	\$0	\$0	\$0	\$4,100,000	\$4,100,000
ROW Purchase:	\$1,000,000		Other	\$0	\$0	\$0	\$0	\$0
Construction Cost:	\$4,100,000		Other	\$0	\$0	\$0	\$0	\$0
Construction Engineering	\$199,555		Other	\$0	\$0	\$0	\$0	\$0
Contingencies:	\$288,246		Totals	\$0	\$0	\$0	\$4,100,000	\$4,100,000
Indirect Costs:	\$224,832							
Other Field	\$0							
Total Project Cost:	\$6,029,926							

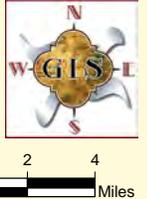
**City of San Antonio
Major Thoroughfare Plan 2015**



Data Revisions			
Data Layer	Approval	Date	Ordinance
Major Thoroughfare Plan	City Council Approval	January 16, 2014	201401160033
Master Development Plans	DSD Director Approval	October 14, 2005	N/A
SA Extraterritorial Jurisdiction	City Council Approval	January 15, 2015	201501150020
Limited Purpose Annexation	City Council Approval	November 6, 2014	2014110600861
COSA Edwards Aquifer	N/A	1998	N/A
SA City Limit Boundary	City Council Approval	January 15, 2015	201501150020
Central Business District Boundary	City Council Approval	August 13, 1987	65513



- Primary Arterial Type A 120'
- Freeway
- Primary Arterial Type B 70' - 120'
- Secondary Arterial Type A 86'
- Secondary Arterial Type B 70' - 86'
- Super Arterial Type A 200' - 250'
- Super Arterial Type B 200' - 250'
- Freeway 250' - 500'
- Enhanced Secondary Arterial 120' - 142'
- Rural Roadway 120'
- City of San Antonio
- Master Development Plan (MDP)
- Proposed Master Development Plan
- Limited Purpose Annexation
- Extraterritorial Jurisdiction Line
- Adjacent Counties
- Recharge Zone



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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Please contact the responsible City of San Antonio Department for specific determinations.
Map was last updated on: 07/01/2015 09:01
 Map Created by: Octavio Gutierrez Map File Location: W:\Comprehensive\Map\Major Thoroughfare Plan\MTP_2015_8.5x11.mxd
 Map Last Edited: 3/16/2015
 PDF Filename: D:\review\pdf2015\March\1503GG12.pdf

City of San Antonio

Major Thoroughfare Plan 2015

City of San Antonio
 Information Technology Services Department
 GIS Public Services Division
 Revue Tower
 111 S. Guadalupe St., 9th Floor
 San Antonio, TX 78205

**Statewide Transportation
Improvement Program
FY 2017-2020**

STATEWIDE TRANSPORTATION IMPROVEMENT PROGRAM
TIP PROJECTS FY 2017-2020
ALAMO AREA METROPOLITAN PLANNING ORGANIZATION
FY 2017

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STATEWIDE TRANSPORTATION IMPROVEMENT PROGRAM
TIP PROJECTS FY 2017-2020
ALAMO AREA METROPOLITAN PLANNING ORGANIZATION
FY 2017

TxDOT District	County	CSJ	Hwy	Phase	City	Project Sponsor	MPO Proj ID No.	Year of Expenditure Cost
15 - San Antonio	Bexar	2452-01-064	SL 1604	C	San Antonio	TxDOT	5314.0	\$5,500,000
Limits From:		at SH 16						
Limits To:		.		Last Revision Date: 7/2016				
Description:		Intersection Operational Improvements						
Project History:		4/16 - funded through STP-MM project selection process						

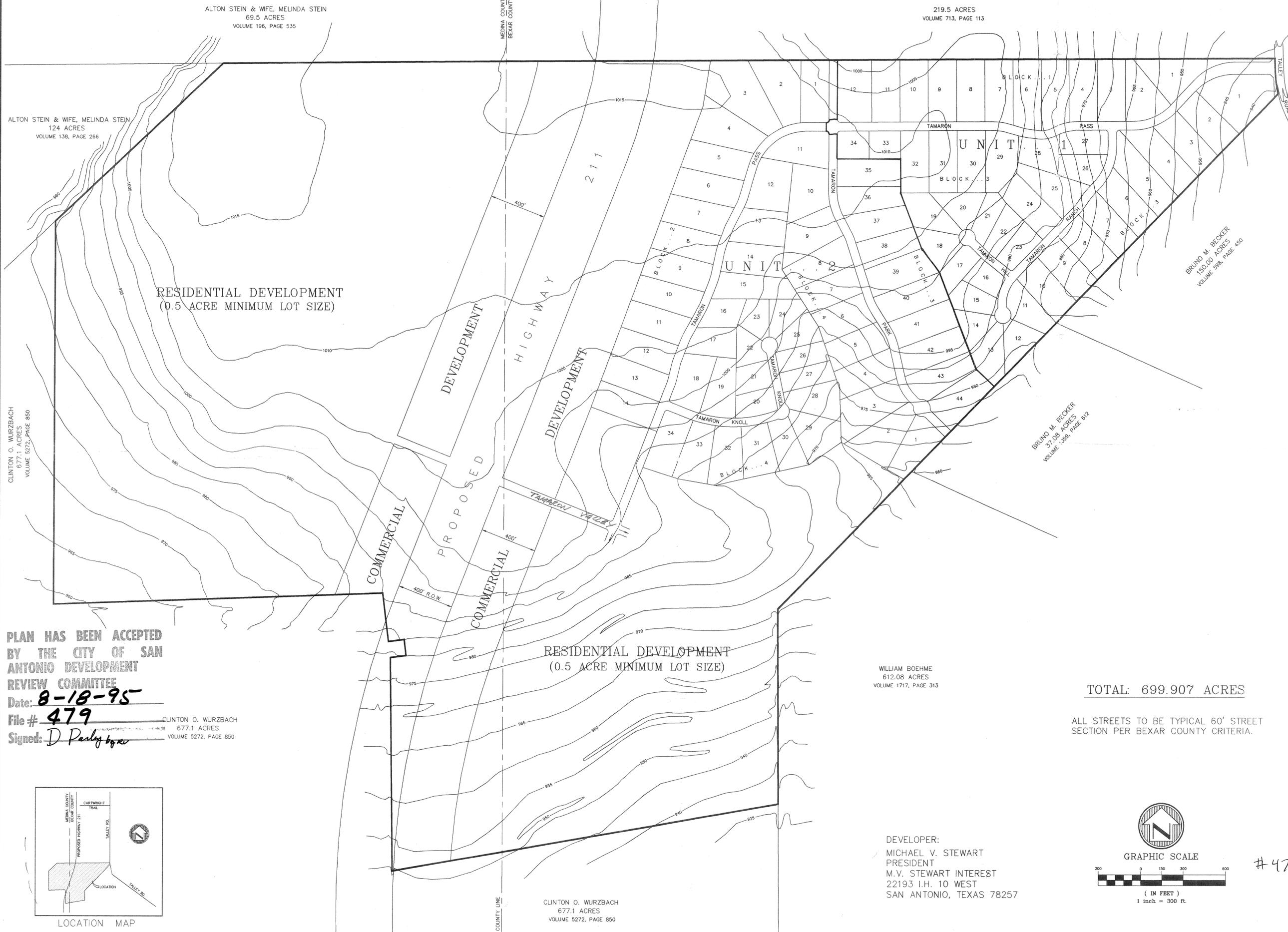
Total Project Cost Information (TxDOT %):		Cost of Approved Phases:	Type of Work: Operational		Authorized Funding by Category/Share				
			Funding Categories	Federal	State	Local	Local Contrib	Total	
Preliminary Engineering:	\$269,500	\$5,500,000	7 - STP-MM	\$4,400,000	\$1,100,000	\$0	\$0	\$5,500,000	
ROW Purchase:	\$0		Other	\$0	\$0	\$0	\$0	\$0	
Construction Cost:	\$5,500,000		Other	\$0	\$0	\$0	\$0	\$0	
Construction Engineering	\$272,800		Other	\$0	\$0	\$0	\$0	\$0	
Contingencies:	\$109,450		Totals	\$4,400,000	\$1,100,000	\$0	\$0	\$5,500,000	
Indirect Costs:	\$315,700								
Other Field	\$205,700								
Total Project Cost:	\$6,673,153								

TxDOT District	County	CSJ	Hwy	Phase	City	Project Sponsor	MPO Proj ID No.	Year of Expenditure Cost
15 - San Antonio	Bexar	2452-02-087	Loop 1604	E,R,C	San Antonio	TxDOT	5125.0	\$110,000,000
Limits From:		at IH 10 West						
Limits To:		.		Last Revision Date: 7/2016				
Description:		Construct managed lane direct connectors						
Project History:		1/15 - revise funding distribution; 4/14 - reconfigured from current projects; project has \$71.8M in Cat 2 (years 2017-2020)						

Total Project Cost Information (TxDOT %):		Cost of Approved Phases:	Type of Work: Interchange		Authorized Funding by Category/Share				
			Funding Categories	Federal	State	Local	Local Contrib	Total	
Preliminary Engineering:	\$4,421,659	\$90,237,900	2 - Metro Corridor	\$12,581,041	\$3,145,260	\$0	\$0	\$15,726,301	
ROW Purchase:	\$0		3 - SIB/TIFIA	\$0	\$0	\$0	\$38,200,000	\$38,200,000	
Construction Cost:	\$90,237,900		3 - LC	\$0	\$0	\$0	\$56,073,699	\$56,073,699	
Construction Engineering	\$4,232,158		Other	\$0	\$0	\$0	\$0	\$0	
Contingencies:	\$2,698,113		Totals	\$12,581,041	\$3,145,260	\$0	\$94,273,699	\$110,000,000	
Indirect Costs:	\$4,358,490								
Other Field	\$4,051,682								
Total Project Cost:	\$110,000,000								

TxDOT District	County	CSJ	Hwy	Phase	City	Project Sponsor	MPO Proj ID No.	Year of Expenditure Cost
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ALTON STEIN & WIFE, MELINDA STEIN
 124 ACRES
 VOLUME 138, PAGE 266

RESIDENTIAL DEVELOPMENT
 (0.5 ACRE MINIMUM LOT SIZE)

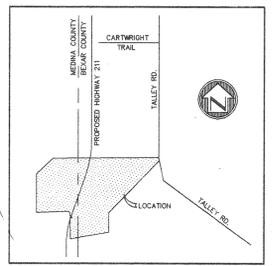
CLINTON O. WURZBACH
 677.1 ACRES
 VOLUME 5272, PAGE 850

PLAN HAS BEEN ACCEPTED
 BY THE CITY OF SAN
 ANTONIO DEVELOPMENT
 REVIEW COMMITTEE

Date: **8-18-95**

File #: **479**

Signed: *D. Parley* CLINTON O. WURZBACH
 677.1 ACRES
 VOLUME 5272, PAGE 850



LOCATION MAP

MEDINA COUNTY
 BEXAR COUNTY

COUNTY LINE

CLINTON O. WURZBACH
 677.1 ACRES
 VOLUME 5272, PAGE 850

219.5 ACRES
 VOLUME 713, PAGE 113

BRUNO M. BECKER
 150.00 ACRES
 VOLUME 598, PAGE 450

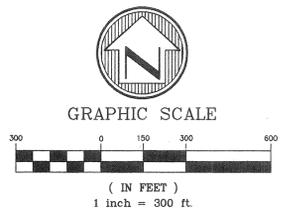
BRUNO M. BECKER
 37.08 ACRES
 VOLUME 139, PAGE 612

WILLIAM BOEHME
 612.08 ACRES
 VOLUME 1717, PAGE 313

TOTAL: 699.907 ACRES

ALL STREETS TO BE TYPICAL 60' STREET
 SECTION PER BEXAR COUNTY CRITERIA.

DEVELOPER:
 MICHAEL V. STEWART
 PRESIDENT
 M.V. STEWART INTEREST
 22193 I.H. 10 WEST
 SAN ANTONIO, TEXAS 78257



#479

P.O.A.D. PLAN
 for
 TAMARON SUBDIVISION



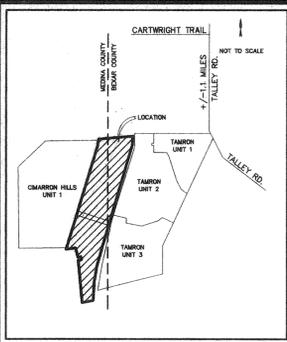
W.F. CASTELLA & ASSOCIATES, INC.
 Engineers - Surveyors - Planners
 1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

REVISIONS:

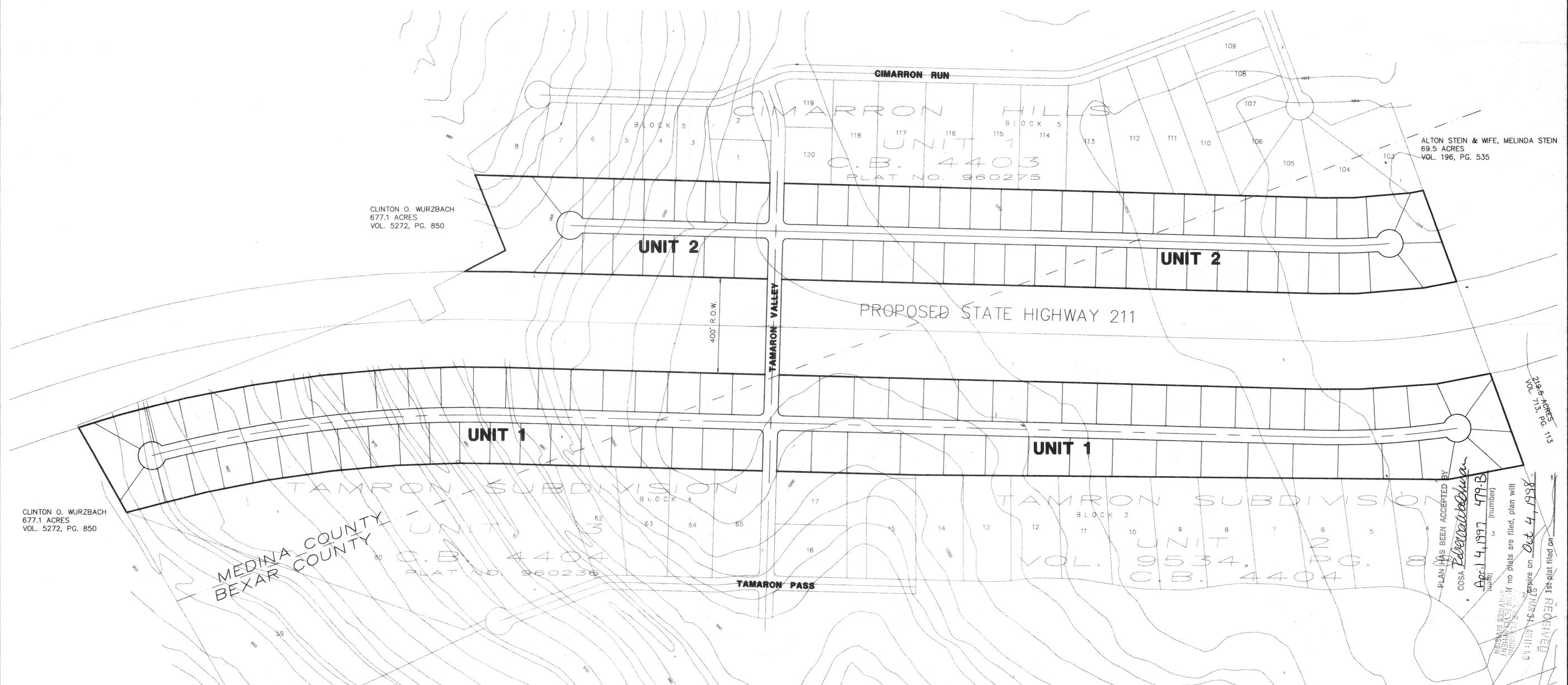
JOB NO. 45991.00
 FILE: _____
 DATE: 07/20/95
 DESIGN: S.H.
 DRAWN: A.R.
 CHECKED: SH
 SHEET 1 OF 1



SCALE: 1" = 200'



LOCATION MAP



CLINTON O. WURZBACH
677.1 ACRES
VOL. 5272, PG. 850

ALTON STEIN & WIFE, MELINDA STEIN
69.5 ACRES
VOL. 196, PG. 535

CLINTON O. WURZBACH
677.1 ACRES
VOL. 5272, PG. 850

MEDINA COUNTY
BEXAR COUNTY

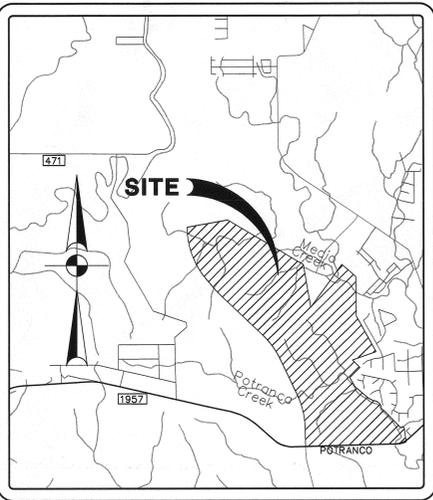
PLANS HAS BEEN ACCEPTED BY
COSA *Federacion*
DATE: *Apr. 4, 1997* (number)
479-B
IF NO PLATS ARE FILED, PLAN WILL
EXPIRE ON *Oct 4, 1998*
RECEIVED
FILED
OCT 4 1998

TOTAL: 89.51 ACRES

- NOTES:
1. PROPOSED LAND USES AS FOLLOWS:
SINGLE FAMILY RESIDENTIAL (0.5 ACRE AND LARGER LOTS)
 2. ALL PROPOSED R.O.W. SHALL BE PUBLIC STREETS, COMMON AREA AND UTILITY EASEMENTS.
 3. NO EXISTING OR PROPOSED ZONING OF THIS TRACT.
 4. LEGEND OAKS SUBDIVISION IS NOT LOCATED IN THE F.E.M.A 100 YEAR FLOOD PLAIN.
 5. SEWAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS.
 6. WATER SUPPLY BY BEXAR METROPOLITAN WATER DISTRICT.
 7. THIS TRACT WAS PREVIOUSLY DESIGNATED COMMERCIAL DEVELOPMENT ON P.O.A.D.P. NO. 479 FOR TAMARON SUBDIVISION AND IS HEREBY REVISED TO SINGLE FAMILY RESIDENTIAL.

DEVELOPER:
MICHAEL V. STEWART
PRESIDENT
M.V. STEWART INTEREST
22193 I.H. 10 WEST
SAN ANTONIO, TEXAS 78257
698-0170

LEGEND OAKS	
P.O.A.D. PLAN	
	ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
SCALE: AS SHOWN	DRAWN BY: TC/NC DESIGN BY: TC CHECKED BY: JOB NO. 0814-00 FILE: POADP.DWG
SHEET 1 OF 1 PAGE X OF XX	



LOCATION MAP
SCALE: 1" = 5000'

- LEGEND:**
- RESIDENTIAL
 - COMMERCIAL
 - OPEN SPACE
 - FLOOD PLAIN
 - CEMETERY
 - 200' NOTIFICATION BOUNDARY
 - OWNERSHIP INFORMATION SEE KEYED NOTES BELOW
 - 10' CONTOURS
 - 50' CONTOURS
- TYPE B
 COLLECTOR
 COLLECTOR TO TYPE B

UNIT	LAND USE	SIZE-GROSS(AC.)	FLOOD PLAIN(AC.)	NET(AC.)	# OF LOTS/EDUS	DENSITY (LOTS/AC.)
1	COMMERCIAL	5.90	2.31	3.59	-	5.0
2	RESIDENTIAL	45.74	14.58	31.16	197	5.7
3	RESIDENTIAL	40.55	8.00	32.55	207	5.9
4	RESIDENTIAL	89.42	18.18	71.24	365	5.4
5	RES./SCHOOL	42.34	0.91	41.43	529	5.5
6	PARK & REC.	16.53	-	16.53	83	5.0
7	COMMERCIAL	79.23	6.24	72.99	-	5.0
8	COMMERCIAL	27.03	-	27.03	-	4.4
9	COMMERCIAL	8.17	-	8.17	-	5.0
10	RESIDENTIAL	51.49	23.89	27.60	138	5.0
11	RES./SCHOOL	45.89	15.62	30.27	188	4.0
12	RESIDENTIAL	39.02	10.85	28.17	197	5.5
13	RESIDENTIAL	128.39	9.17	119.22	672	5.8
14	RESIDENTIAL	90.01	3.72	86.29	567	6.1
15	RESIDENTIAL	39.40	7.32	32.08	196	4.2
16	RESIDENTIAL	111.82	8.43	103.39	571	5.5
17	RESIDENTIAL	46.61	5.28	41.33	272	6.4
18	RESIDENTIAL	11.01	3.40	7.61	91	12
19	RESIDENTIAL	149.88	27.22	122.66	671	5.5
20	RESIDENTIAL	61.71	17.88	43.83	214	5.7
21	RESIDENTIAL	8.09	0.21	7.88	100	12
22	RES./SCHOOL	24.46	1.47	22.99	126	5.5
23	RESIDENTIAL	136.09	9.72	126.37	780	6.1
24	RES./SCHOOL	52.65	-	52.65	334	6.3
25	RESIDENTIAL	71.50	23.85	47.65	130	5.2
26	RESIDENTIAL	34.47	24.40	10.07	130	4.5
27	MF/COMMERCIAL	84.68	34.05	50.63	-	4.4
28	MF/COMMERCIAL	167.35	12.50	154.85	-	4.4
29	MF/COMMERCIAL	181.22	18.08	163.14	-	4.4
30	MF/COMMERCIAL	167.40	29.20	138.20	-	4.4
SUBTOTAL		2058.05	336.48	1722.13	6758	-
STREETS		175.89	-	-	-	-
OPEN SPACE/FLOODPLAIN		189.27	-	-	-	-
TOTAL		2423.21	525.75	-	8758	-

GRAND TOTAL: 2,423.29 ACRES

PROPERTY OWNERSHIP:

1. WURZBACH, DORIS A ET AL
2. BOEHME, ISABEL ET AL
3. SAN ANTONIO WILDLIFE EMERGENCY CENTER INC.
4. SAN ANTONIO WILDLIFE EMERGENCY CENTER INC.
5. RIGOS, T & W LIVING TRUST C/O THOMAS & WINONA BIRD W/L/E
6. SPRAGINS, EDNA A
7. ARISPE, DON D & KIMBERLY A
8. HIDDEN OASIS LTD
9. HIDDEN OASIS LTD
10. MESA, DINI
11. HIDDEN OASIS LTD
12. HIDDEN OASIS LTD
13. HIDDEN OASIS LTD
14. HIDDEN OASIS LTD
15. HIDDEN OASIS LTD
16. DAKS, DAVID R & SAKON KING, FRANCIS F
17. REISCHMAN, PETER D
18. REISCHMAN, PETER D
19. MORROW, GEORGE A
20. MORROW, GEORGE A
21. ESTLACK, JOE D & MARGIE N
22. PIERCE, DANNY E & KATHERINE M
23. GONZALEZ, GEORGE JR & MARIA DOLAN, MATTHEW J & DONNA M
24. GONZALES, HENRY & RANDA L
25. GARAY, CARLOS C & SUSAN R
26. ROTZEL, MARK & LAYNE C
27. GENTRY, THOMAS C & DONNA L
28. MCFADDIN, RANCE M & SHARON K
29. RUIZ, JOE D & ROSA LINDA
30. BELGADO, THOMAS JOSEPH & LIVIA MCLAREN, KATHLEEN E
31. WRIGHT, JAMES L & KAREN C
32. GARCIA, RICHARD D & MARY L
33. KNIGHT, TOM D & DONNA V
34. CUELLAR, EUSEBIO & BLANCA
35. GORCZYNSKI, MICHAEL & JANET FAHEY, JEAN B LIVING TRUST C/O JEAN B FAHEY L/E

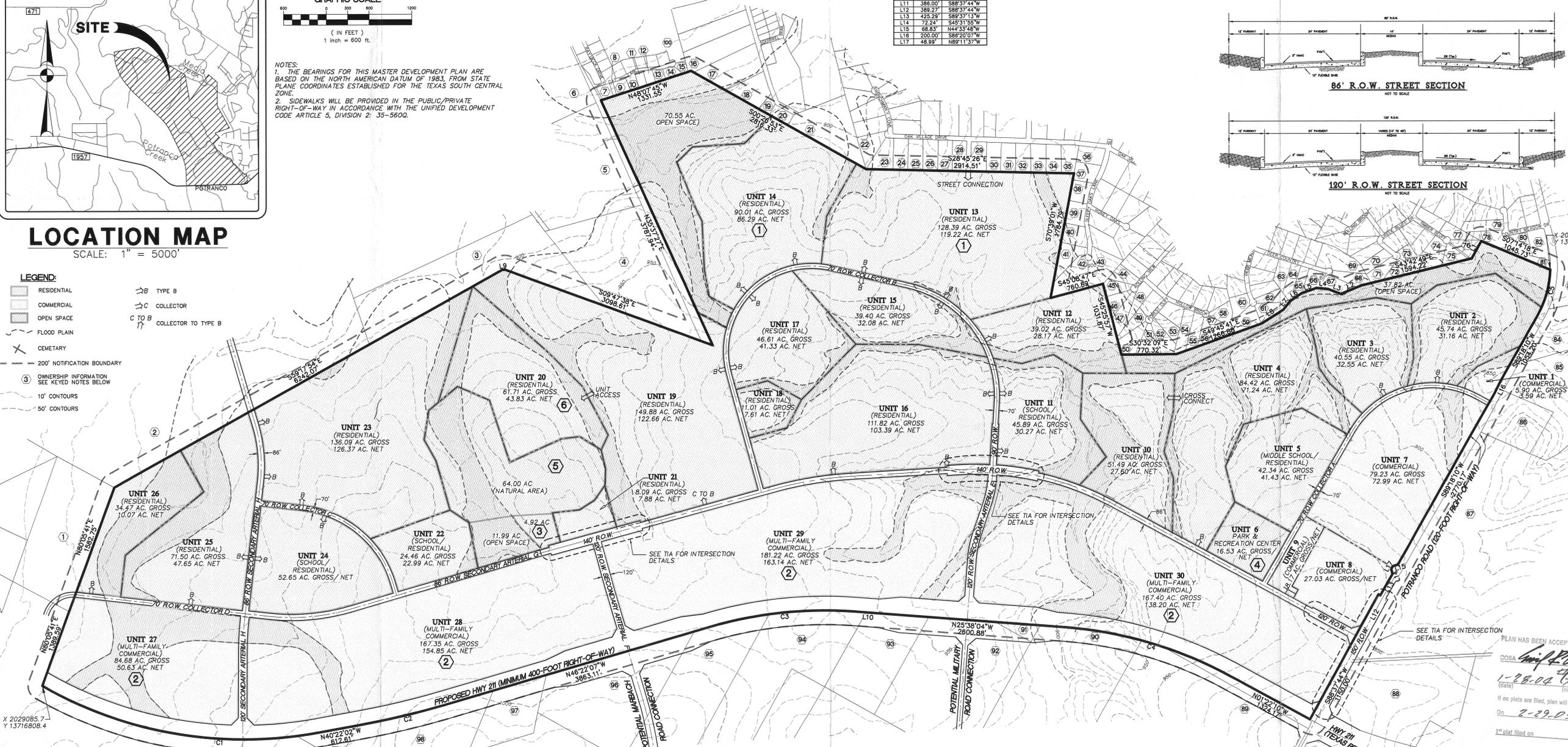
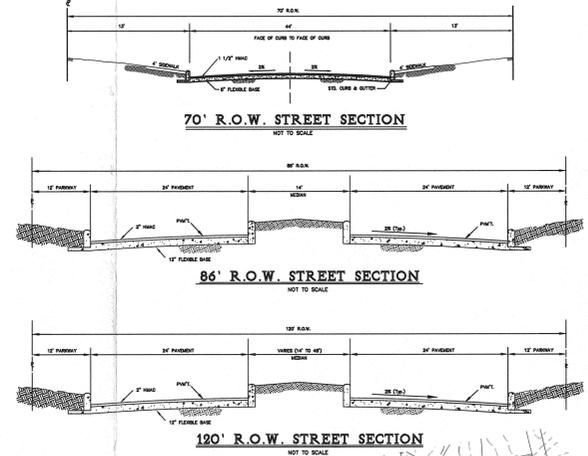
36. MARTINEZ, PAMELA JOUETT
37. RICHARDSON, MARK & THERESA
38. HALL, DAVID L & CELICIA C
39. HEWITT, JERRY JR
40. KOTERAS, RONALD & PAULITA
41. BLOOM, CHARLES E & HELEN R
42. BALDWIN, MARIE E & ESTHER L
43. PAYNE, LEONARD R JR & MARY A
44. BENAVIDES, PEARL C & RICHARD P
45. FERRELL, ARTURO M & ESTHER L
46. VILLARREAL, JOSIAS OWEN & DEANNA C
47. HOKANSON, JAMES C & DEBRA N
48. WILLIAMS, SIDNEY IV & ZANE C
49. TEJEDA, MARTIN & LINDA
50. TEJEDA, MARTIN J & LINDA D
51. RIVAS, ROGER J & REBECCA J
52. GONZALES, JO ANN
53. TALBOT, FERRELL L & BARBARA
54. TALBOT, BARBARA P & FERRELL
55. NOLAND, PAUL L & PAULA A
56. CRAMLEY, RUSSEL H & DOLORES J
57. GRANADO, ANTONIO & NANCY V
58. VINSON, THERON & BARBARA ANN
59. GARCIA, RAYMOND JR & DIANE T
60. GARCIA, RAYMOND JR & DIANE T
61. ARGUELLO, ABEL & KIM I
62. ROBLES, RICHARD E & NANCY C
63. MORA, RUDY D & AMY H
64. YOUNG, RICHARD & RITA
65. MIRELES, DAVID P & KATHLEEN DINA
66. WINFREE, HERMAN D & JOYCE
67. CAMERO, RICHARD
68. SALAZAR, JORNIIE J & LOIS A
69. RUIZ, GILBERTO & MIRIAM
70. LOPEZ, LINO & REBECCA
71. RUIZ, GILBERTO & MIRIAM
72. MIRELES, GRACIELA
73. PASAMONTE, DIOSDADO
74. LINDHOLM, GUY B & SHARON C
75. KNIGHT, TOM D & DONNA V
76. JANETZKE, RONALD W & ANNETTE
77. TRIVINO, RAYMOND C & CHRISTINE SOTO
78. MACE, KENNETH J & LURE E
79. FLORES, JUAN H & MARISA I

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	4019.81	5730.83	2096.59	40°11'22"	3937.90	S20°16'11"E
C2	1200.30	11458.16	600.70	6°00'00"	1199.75	S43°22'04"E
C3	2073.77	5728.89	1048.03	22°44'03"	2051.88	N4°00'00"W
C4	2428.50	5728.58	1231.72	24°15'54"	2408.41	N13°30'07"W
C5	668.16	1382.69	340.74	27°41'14"	681.68	N75°27'34"E

LINE TABLE

LINE	LENGTH	BEARING
L1	776.44	N85°28'50"E
L2	513.91	S52°24'51"E
L3	192.35	S08°37'56"E
L4	165.15	S25°03'08"E
L5	217.26	S49°21'54"E
L6	190.59	S64°39'03"E
L7	162.21	S87°33'18"E
L8	360.10	S82°29'02"E
L9	41.80	S36°20'06"E
L10	338.88	N05°38'00"W
L11	386.00	S88°37'44"W
L12	389.27	S88°37'44"W
L13	425.29	S88°37'13"W
L14	72.24	S45°31'58"W
L15	68.83	N44°33'48"W
L16	200.00	S88°00'07"W
L17	48.99	N89°11'37"W



- KEYED NOTES:**
1. RESIDENTIAL UNITS LOCATED MORE THAN ONE-MILE FROM PARK AREAS DESIGNATED ON THIS EXHIBIT WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.
 2. MULTI-FAMILY PROJECTS LOCATED WITHIN UNITS 27-30 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.
 3. PARK AND RECREATION CENTER LOCATED ADJACENT TO NATURAL AREA AND OPEN SPACE.
 4. PARK IMPROVEMENTS AND THE RECREATION CENTER (SHOWN AS UNIT 6) WILL BE CONSTRUCTED SIMULTANEOUSLY WITH THE FIRST RESIDENTIAL UNIT.
 5. NATURAL AREA WILL BE DEVELOPED IN COMPLIANCE WITH THE PARKS AND RECREATION SYSTEM PLAN.
 6. ACCESS TO UNIT 20 WILL BE AN ALL WEATHER ACCESS THAT WILL COMPLY WITH REQUIREMENTS OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

- NOTE:**
1. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 30' PAVEMENT AND 2-10' PARKWAYS.
 2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 5. WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
 6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 7. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 8. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
 9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(G). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
JEFF BUELL
NEWMARK HOMES
300 SONTERRA BLVD., SUITE 340
SAN ANTONIO, TEXAS 78258
PHONE: (210) 403-0448

APPROVED MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO

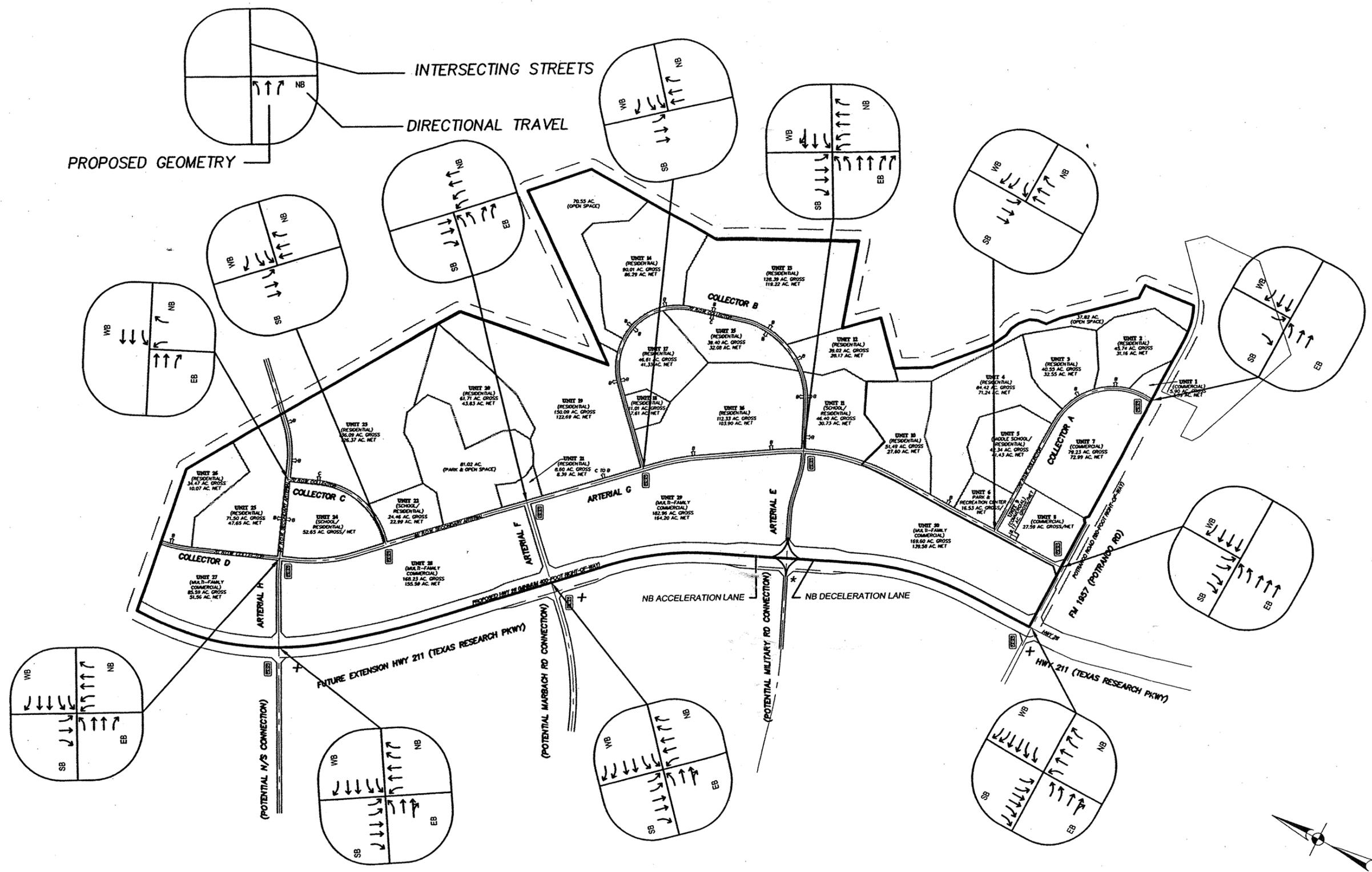
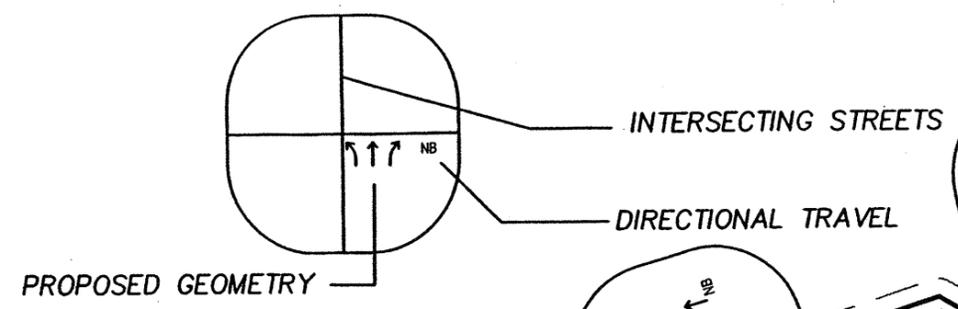
CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 | FAX: 210.375.9010

STEVENS RANCH
2,423.29 ACRE TRACT
MASTER DEVELOPMENT PLAN

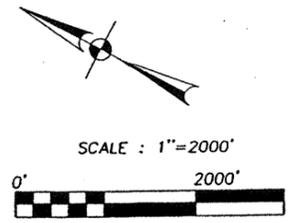
JOB NO. 5283-00
DATE: OCTOBER 2008
DESIGNER: AKP
CHECKED: SLW, DRAWN: AKP
SHEET: C1.00

LEGEND



NOTE:
 + DENOTES GRADE SEPERATED INTERCHANGE
 * DENOTES RIGHT-IN / RIGHT-OUT CONNECTION

ATTACHMENT A



REVISIONS:

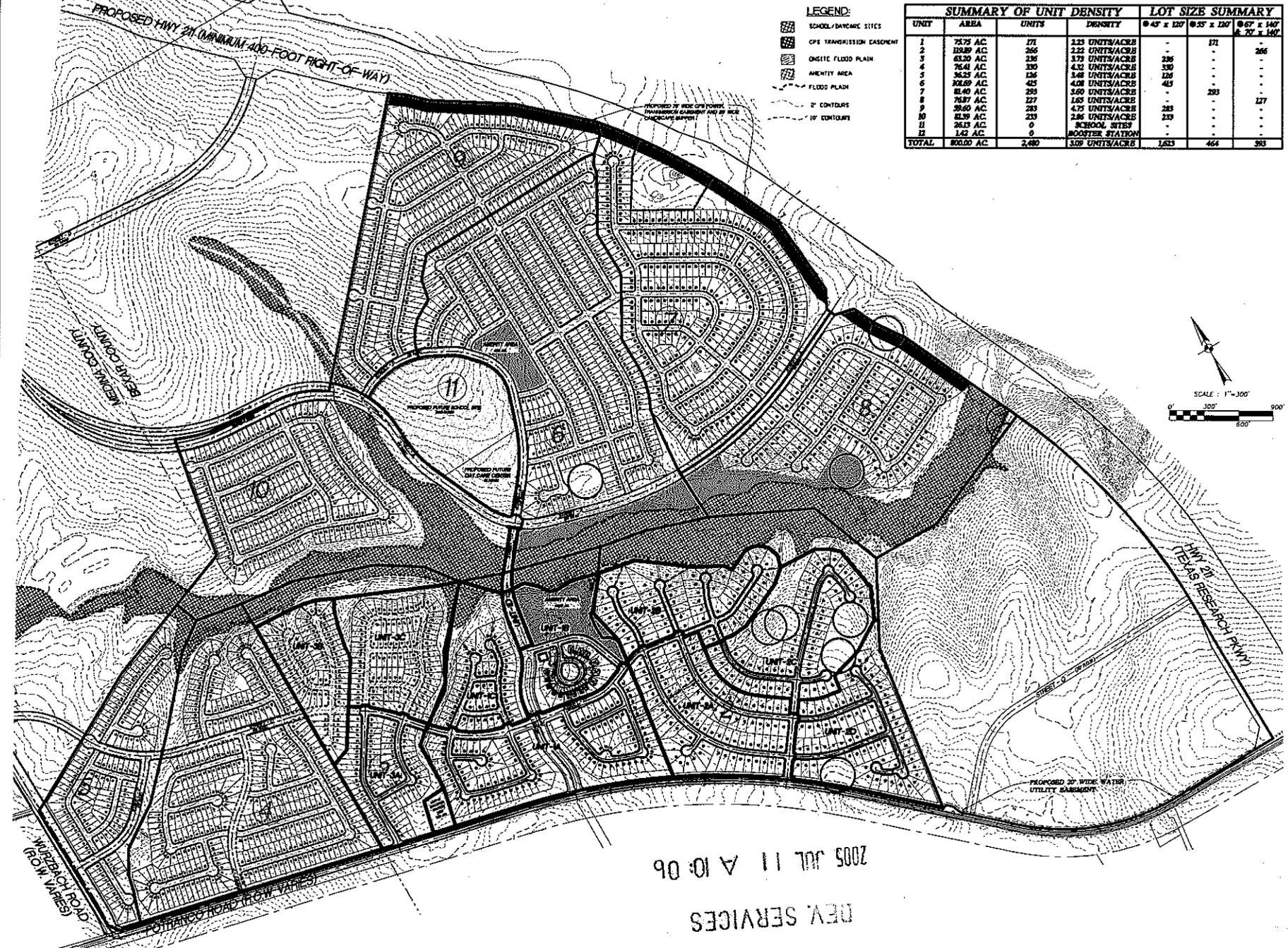
PAPE-DAWSON ENGINEERS

STEVENS RANCH
FIGURE 11
 RECOMMENDATIONS

JOB NO. 52
 DATE 9/6/06
 DESIGNER CD
 CHECKED CD DRAW
 SHEET 11

Date: Nov 24, 2003 4:38pm User: JD, D:\cswell
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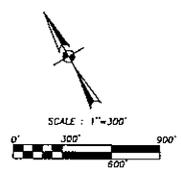
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LEGEND:

- SCHOOL/DAYCARE SITES
- OPS TRANSMISSION EASEMENT
- ONSITE FLOOD PLAIN
- AMENITY AREA
- FLOOD PLAIN
- 2' CONTOURS
- 10' CONTOURS

UNIT	AREA	UNITS	DENSITY	LOT SIZE SUMMARY		
				45' x 120'	55' x 120'	67' x 140' & 70' x 140'
1	74.75 AC	171	2.29 UNITS/ACRE	-	171	-
2	10.89 AC	266	2.45 UNITS/ACRE	-	-	266
3	63.20 AC	236	3.73 UNITS/ACRE	236	-	-
4	76.41 AC	330	4.32 UNITS/ACRE	330	-	-
5	36.55 AC	136	3.72 UNITS/ACRE	136	-	-
6	10.69 AC	425	4.00 UNITS/ACRE	-	-	-
7	81.40 AC	299	3.66 UNITS/ACRE	-	299	-
8	76.87 AC	227	2.95 UNITS/ACRE	-	-	227
9	39.40 AC	283	7.19 UNITS/ACRE	283	-	-
10	62.39 AC	233	3.74 UNITS/ACRE	233	-	-
11	26.19 AC	0	-	-	-	-
12	1.42 AC	0	-	-	-	-
TOTAL	800.00 AC	2,482	3.09 UNITS/ACRE	1,623	464	393

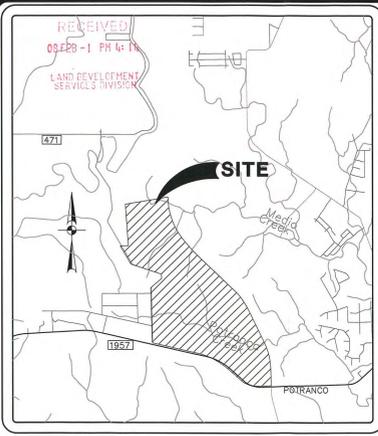


REV. SERVICES
2005 JUL 11 A 10: 09

PAPE-DAWSON
ENGINEERS
1988-2004 • 40 YEARS OF EXCELLENCE

REDBIRD RANCH
800 ACRE PARCEL
PRELIMINARY STUDY

JOB NO. 200507
DATE JUNE 2005
DESIGNED BY
CHECKED BY
SCALE C10



LOCATION MAP
SCALE: 1" = 5000'

KEYED NOTES:

- MULTI-FAMILY PROJECTS LOCATED WITHIN UNITS 12, 17, 19 AND 23 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.
- RESIDENTIAL SUBDIVISIONS WITHIN UNITS 13, 14, 15, 16, 18, 20, 21 AND 22 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN. THESE AREAS WILL COMPLY WITH UDC SECTION 35-50.3. BASED ON THE PROPOSED DENSITIES, PARKING AND DEDICATION REQUIREMENTS FOR THESE UNITS ARE AS FOLLOWS:
 UNIT 13 - 1.4 ACRES
 UNIT 14 - 1.4 ACRES
 UNIT 15 - 1.8 ACRES
 UNIT 16 - 2.9 ACRES
 UNIT 18 - 3.9 ACRES
 UNIT 20 - 3.2 ACRES
 UNIT 21 - 1.1 ACRES
 UNIT 22 - 9.0 ACRES
- A NEIGHBORHOOD PARK FOR THESE UNITS IS PROVIDED IN AMENITY CENTER UNIT 24 (50.69 GROSS ACRES; 36.47 NET ACRES) AND UNIT 25 (4.08 ACRES).

- LEGEND:**
- COMMERCIAL
 - COMMERCIAL/MULTI-FAMILY
 - RESIDENTIAL
 - SCHOOL / DAYCARE CENTER
 - AMENITY CENTER
 - ON-SITE FLOOD PLAIN
 - FLOOD PLAIN
 - COUNTY LINE
 - 200' NOTIFICATION BOUNDARY
 - CEMENTARY
 - PROPERTY OWNERSHIP INFORMATION (SEE LIST)
 - EASEMENT INFORMATION (SEE LIST)
 - 10' CONTOURS
 - 50' CONTOURS
 - LOCAL TYPE B
 - EMERGENCY ONLY ACCESS
 - CROSS CONNECTION
 - CROSS CONNECTION DEPENDENT ON FINAL DEVELOPMENT OF ADJACENT PROPERTY
 - COLLECTOR TO LOCAL TYPE B
 - TWO-TWO ACCESS POINT (PRIVATE DRIVEWAY)
 - TWO-TWO ACCESS POINT (COLLECTOR TO LOCAL B)
 - LOCAL TYPE A
 - TWO-TWO ACCESS POINT (COLLECTOR REQUIRED)

EASEMENT INFORMATION:

- NOTE: THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY, ADJACENT TO THE PROPERTY, OR WITHIN THE 200' NOTIFICATION BOUNDARY.
- RIGHT-OF-WAY DEED (VOL. 381, P. 102-103 D.R.B.C.T.)
 - WILSON TRACT, 1/2 SECTION 17, T.12N, R.12E, S.10E (VOL. 245, P. 101-102 R.P.R.C.T.)
 - 30-FOOT STRIP WIDENESS-EASEMENT (VOL. 509, P. 437-438 D.R.B.C.T.)
 - CHANNEL EASEMENT (VOL. 381, P. 131-133 D.R.B.C.T.)
 - RIGHT-OF-WAY DEED (VOL. 381, P. 131-133 D.R.B.C.T.)
 - RIGHT-OF-WAY DEED (VOL. 381, P. 131-133 D.R.B.C.T.)
 - RIGHT-OF-WAY DEED (VOL. 177, P. 176-177 D.R.M.C.T.)
 - CHANNEL EASEMENT (VOL. 177, P. 176-177 D.R.M.C.T.)

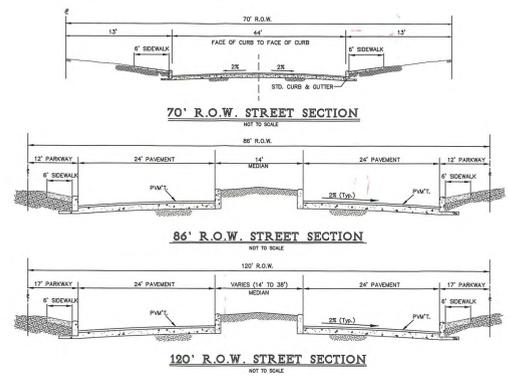
PROPERTY OWNERSHIP:

- RED BIRD RANCH LTD.
- LUCASO, HANCOCK & FAMILY TRUST
- PANCHO COACHELLA PROPERTIES
- TONG PROPERTIES, L.P.
- DEAN, ROBERT J AND WILLIAM E DEAN II
- STENKE, J W EST OF ROBERT C STENKE

DRAINAGE NOTES:

- REFERENCE STORM WATER MANAGEMENT PLAN FOR ±2,018 ACRES REDBIRD RANCH DATED MAY 2005.
- PROPOSED DEVELOPMENTS WITHIN DRAINAGE AREAS A1-A6 (MEDO CREEK WATERSHED) WILL REQUIRE ON-SITE DETENTION OR PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH STORMWATER MITIGATION.
- THE STORMWATER MANAGEMENT PLAN WITH ON-SITE DETENTION OR PROPOSED DOWNSTREAM IMPROVEMENTS WILL BE SUBMITTED DURING THE PLATTING PROCESS.
- PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.
- DETENTION PONDS WILL BE DESIGNED AT TIME OF PLATTING FOR INDIVIDUAL SUBDIVISIONS, WHERE REQUIRED. APPROXIMATE SIZES FOR DETENTION PONDS FOR EACH AREA ARE DESIGNATED WITH THE FOLLOWING SYMBOL:
- FINAL LOCATIONS OF INDIVIDUAL DETENTION BASINS WILL BE BASED ON THE DEVELOPMENT PLAN AND MAY BE UPSTREAM OF LOCATIONS SHOWN ON THIS PLAN.

DETENTION POND PRELIMINARY SIZING	DRAINAGE AREA (ACRES)
A1	4.36
A2	2.50
A3	3.63
A4	4.99
A5	2.95
A6	3.72



REDBIRD RANCH SUBDIVISION

A 2018.164 ACRE TRACT OF LAND COMPRISED OF A 472.003 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 11240, PAGES 1426-1436, AND THE REMAINING PORTIONS OF BOTH A 1518.164 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6636, PAGES 763-760, AND A 500,000 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8377, PAGES 1801-1807, LOCATED IN MEDINA COUNTY AND BEHAR COUNTY, TEXAS AND ALSO BEING OUT OF THE L. DELGADO SURVEY NO. 37 1/2, ABSTRACT 1283, COUNTY BLOCK 4374, THE L. BRAUN SURVEY NO. 34, ABSTRACT 1277, COUNTY BLOCK 4380, THE ED BE MONTE SURVEY NO. 37 3/4, THE JOHN FITZGERALD SURVEY NO. 33, ABSTRACT 1290, COUNTY BLOCK 4402, THE C.G.S.D. & R.G.N.G.R. SURVEY NO. 207, ABSTRACT 887, COUNTY BLOCK 4381, THE R. CASASCO SURVEY NO. 101, ABSTRACT 1185, COUNTY BLOCK 4376, THE J. PADILLA SURVEY NO. 300 1/5, ABSTRACT 1087, COUNTY BLOCK 4375, THE C. CASTRO SURVEY NO. 300 1/2, ABSTRACT 185, COUNTY BLOCK 4379, THE J. PADILLA SURVEY NO. 300 1/5, ABSTRACT 1097, COUNTY BLOCK 4375, THE A.C. ERSKINE SURVEY NO. 300 1/9, ABSTRACT 1260, COUNTY BLOCK 4372 1/2, THE M. HERNANDEZ SURVEY NO. 300 1/7, ABSTRACT 1052, COUNTY BLOCK 4372, THE JUAN TALAMANTES SURVEY NO. 300 1/5, ABSTRACT 1030, COUNTY BLOCK 4369, THE S. MUSQUEZ SURVEY NO. 300 1/6, ABSTRACT 1084, COUNTY BLOCK 4371, AND THE T. QUINTERA SURVEY NO. 300, ABSTRACT 978, COUNTY BLOCK 4353, ALL TRACTS OF LAND BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEHAR COUNTY, TEXAS.

STEVENS RANCH

LAND USE AND DENSITY TABLE

UNIT	LAND USAGE	ACREAGE (GROSS)	FLOOD PLAIN (NET)	ACREAGE (NET)	# OF LOTS/EDUs	DENSITY (Lots/Ac.)
1	RESIDENTIAL	57.42	2.14	55.28	178	3.10
2	RESIDENTIAL	105.49	0.87	104.62	303	2.87
3	RESIDENTIAL	60.82	3.27	57.55	222	3.95
4	RESIDENTIAL	72.79	2.32	70.46	330	4.63
5	RESIDENTIAL	30.99	1.32	29.67	126	4.07
6	RESIDENTIAL	80.14	10.73	69.41	415	4.18
7	RESIDENTIAL	79.50	0.97	78.53	293	3.69
8	RESIDENTIAL	81.41	14.85	66.56	126	2.08
9	RESIDENTIAL	58.63	0.55	58.08	283	4.83
10	SCHOOL	26.18	0.00	26.18	25	3.19
11	RESIDENTIAL	73.19	20.93	52.26	233	3.19
12	COM/MULTI-FAMILY	169.35	1.18	168.17	679	4.01
13	RESIDENTIAL	36.45	5.12	31.33	100	2.74
14	RESIDENTIAL	38.20	1.51	36.69	100	2.62
15	RESIDENTIAL	87.35	5.04	82.31	200	2.29
16	RESIDENTIAL	84.29	3.07	81.22	254	3.01
17	COM/MULTI-FAMILY	60.73	2.49	58.24	233	3.84
18	RESIDENTIAL	98.57	2.97	95.60	272	2.76
19	COM/MULTI-FAMILY	112.09	10.97	101.12	363	2.88
20	RESIDENTIAL	74.38	11.65	62.73	223	3.00
21	RESIDENTIAL	78.09	7.70	70.39	78	2.99
22	RESIDENTIAL	217.55	9.58	207.97	630	2.90
23	COM/MULTI-FAMILY	76.03	0.00	76.03	404	5.31
24	AMENITY CENTER	50.69	28.42	22.27	2	-
25	AMENITY CENTER	4.08	0.00	4.08	2	-
STREETS		174.27	3.74	170.53	-	-
WATER UTIL. PAC.		1.42	0.00	1.42	-	-
GRAND TOTALS:		2018.16	156.44	1875.95	6036	2.99

MODIFIED FOR ALLOWABLE 50% OF FLOOD PLAIN AREA TO BE USED AS PARK AREA

- NOTES:**
- ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT AND 2'-10" PARKWAYS. LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.
 - THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 - PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - WATER SERVICE WILL BE PROVIDED BY BEHAR METROPOLITAN WATER DISTRICT.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 - THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(a)(5).
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506(g). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
 - TEXAS RESEARCH PARK-STATE HIGHWAY 211 (R.O.W. VARIES), POTRANCO ROAD-F.M. HIGHWAY 1957 (R.O.W. VARIES), WURZBACH ROAD (40 FEET OBSERVED RIGHT-OF-WAY)
 - PRIOR TO ANY PLAT AND OR RECORDATION, A SUPPLEMENTAL / 35-810(c) F (18) / WILL BE SUBMITTED FOR REVIEW FOR APPROVAL TO COMPLIANCE OF THE UDC.

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

DEVELOPER/OWNER:
RED BIRD RANCH LIMITED PARTNERSHIP
BY: POTRANCO MANAGEMENT, L.L.C.
300 AUSTIN HWY., SUITE 200
SAN ANTONIO, TEXAS 78209
PHONE: (210) 829-8822
FAX: (210) 477-2355

DEVELOPER/OWNER:
J. CHARLES HOLLIMON
300 AUSTIN HWY., SUITE 200
SAN ANTONIO, TEXAS 78209
PHONE: (210) 829-8822
FAX: (210) 477-2355

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
BY: CHTX OF TEXAS, INC.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668
FAX: (210) 495-3108

ACKNOWLEDGED BY:

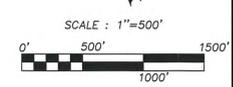
PAPE-DAWSON ENGINEERS, INC.
Asst. Secy.

CONTINENTAL HOMES OF TEXAS, L.P.
BY: CHTX OF TEXAS, INC.

PLAN HAS BEEN ACCEPTED BY
COSA
1/25/2008 842A
(Number)
Note: This plan will have to comply with
Section 35-412, (b) Scope of approval
for validation of plan will expire on
1/24/2010
Date

REDBIRD RANCH SUBDIVISION
SAN ANTONIO, TEXAS
MASTER DEVELOPMENT PLAN

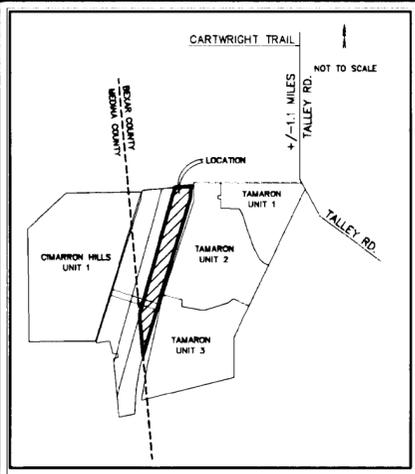
JOB NO. 5961-02
DATE MARCH 7, 2008
DESIGNER DE
CHECKED JK DRAWN AS
SHEET 1 OF 1



DATE: JAN 24, 2008, 12:22:03 PM User: D:\Admin\...
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

**Legend Oaks
Unit 1 Bexar County**

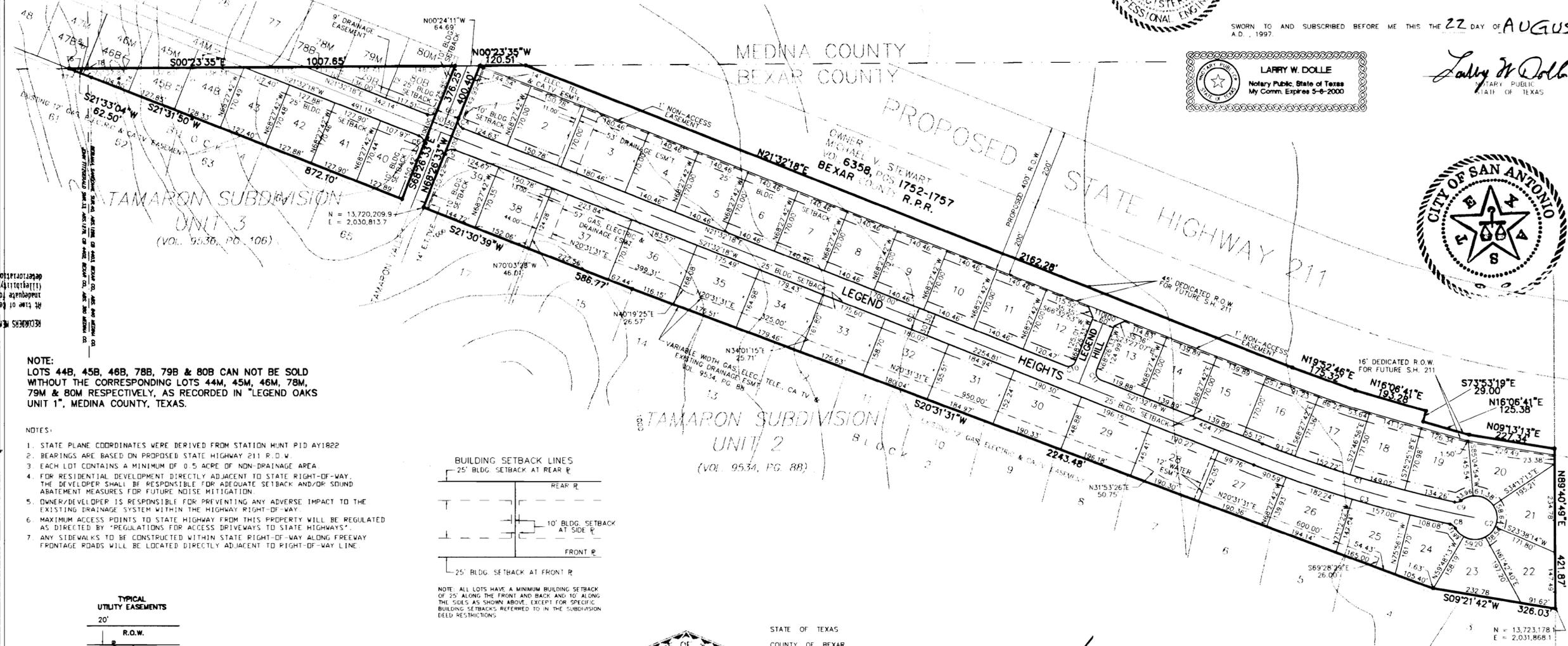
Book 09540 00859



CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	32.34 79'	5.7 20'	26.4 19'	09°20'17"
C2	58 00'	283 70'	48 44'	280°15'13"
C3	3294.79'	537 91'	269 55'	09°21'15"
C4	20 00'	31 42'	20 01'	90°01'09"
C5	20 00'	31 41'	19 99'	89°58'51"
C6	20 00'	31 42'	20 01'	90°01'09"
C7	20 00'	31 41'	19 99'	89°58'51"
C8	20 00'	17 32'	9 24'	49°36'44"
C9	20 00'	17 68'	9 47'	50°39'47"
C10	20 00'	31 41'	19 99'	89°58'51"
C11	20 00'	31 42'	20 01'	90°01'09"

LINE	DIRECTION	DISTANCE
L1	S68°27'42"E	35.68'
L2	S68°27'42"E	90.44'
L3	N68°27'42"W	118.84'
L4	N68°27'42"W	67.38'
L5	N21°33'04"E	23.01'
L6	S21°33'04"W	39.49'
L7	S09°23'35"E	42.57'
L8	N68°27'42"W	15.91'
L9	S09°23'35"E	95.54'
L10	N21°32'18"E	88.63'

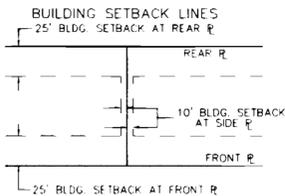
LOCATION MAP



NOTE: LOTS 44B, 45B, 46B, 78B, 79B & 80B CAN NOT BE SOLD WITHOUT THE CORRESPONDING LOTS 44M, 45M, 46M, 78M, 79M & 80M RESPECTIVELY, AS RECORDED IN "LEGEND OAKS UNIT 1", MEDINA COUNTY, TEXAS.

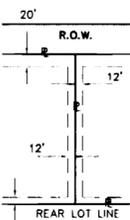
NOTES:

- STATE PLANE COORDINATES WERE DERIVED FROM STATION MOUNT PID AY1822
- BEARINGS ARE BASED ON PROPOSED STATE HIGHWAY 211 R.O.W.
- EACH LOT CONTAINS A MINIMUM OF 0.5 ACRE OF NON-DRAINAGE AREA.
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS".
- ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO RIGHT-OF-WAY LINE.



NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 25' ALONG THE FRONT AND BACK, AND 10' ALONG THE SIDES AS SHOWN ABOVE, EXCEPT FOR SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS.

TYPICAL UTILITY EASEMENTS



ELECTRIC, GAS, C.A.T.V. & TELE UTILITY EASEMENTS ARE GRANTED ALONG THE FRONT, SIDE, AND REAR LOT LINES AS DETAILED ABOVE. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E., NO STRUCTURES, SEPTIC TANK FIELDS, ETC.). GRANTEE OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.



PREPARED 08/29/97 0814-01-00



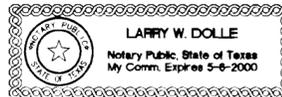
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "ANCHOR EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.



SCALE: 1" = 200'



PLAT NO. 970238

SUBDIVISION PLAT OF LEGEND OAKS UNIT 1 BEXAR COUNTY

BEING 34.32 ACRES OUT OF THE BERIANA SANDOVAL SURVEY No. 40, ABS. 1298, CB 4403, AND THE JOHN FITZGERALD SURVEY No. 33, ABS. 1279, CB 4402, BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

Signature of David G. Brown, Registered Professional Engineer.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 22 DAY OF AUGUST A.D. 1997.

Signature of Larry W. Dolle, Notary Public.

MEDINA COUNTY BEXAR COUNTY

OWNER: MICHAEL V. STEWART VOL. 6358, P. 1752-1757 BEXAR COUNTY R.P.R.

LEGEND

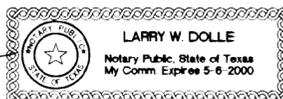
- 1. 25' BLDG. SETBACK AT REAR R
- 2. 10' BLDG. SETBACK AT SIDE R
- 3. 25' BLDG. SETBACK AT FRONT R
- 4. 12" WATER ESM
- 5. 12" GAS ESM
- 6. 12" C.A.T.V. & TELE. ESM
- 7. 12" DRAINAGE ESM
- 8. 12" UTILITY ESM
- 9. 12" SERVICE ESM
- 10. 12" OVERHANG ESM
- 11. 12" ANCHOR ESM
- 12. 12" TRANSFORMER ESM

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OF THE GROUND.

Signature of Michael V. Stewart, Registered Professional Land Surveyor.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 22 DAY OF AUGUST A.D. 1997.



Signature of Larry W. Dolle, Notary Public.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT THIS PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

ON THIS THE 4th DAY OF November 1997

ATTESTED: County Judge, Bexar County, Texas



Signature of County Judge, Bexar County, Texas.

THIS PLAT OF LEGEND OAKS UNIT 1 BEXAR COUNTY HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 10 DAY OF SEPT 97 BY: Thomas K. Proctor, Chairman; Ed Helms, Secretary.

STATE OF TEXAS COUNTY OF BEXAR

GERRY RICKHOFF COUNTY CLERK OF SAID COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 15th DAY OF MAY

A.D. 1998 AT 2:12 P.M. AND DULY RECORDED THE 19th DAY OF MAY

A.D. 1998 AT 8:20 A.M. IN THE RECORDS OF DEEDS AND PLATS

OF SAID COUNTY, IN BOOK VOLUME 9540 ON PAGE 59

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 19th DAY OF MAY A.D. 1998



COUNTY CLERK, BEXAR COUNTY, TEXAS

Signature of Elton R. ... Deputy.

**Legend Oaks
Unit 1 Medina County**

**Legend Oaks
Unit 2 Bexar County**

2000-0136365 P 09548 00076

PLAT NO. 970356 SUBDIVISION PLAT OF LEGEND OAKS UNIT 2 BEXAR COUNTY

BEING 12.59 ACRES OUT OF THE BERIANA SANDOVAL SURVEY No. 40,
ABS. 1298, CB 4403, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTER OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.



David G. Brown
REGISTERED PROFESSIONAL ENGINEER #53763
DAVID G. BROWN
125 WEST SUNSET
SAN ANTONIO, TEXAS 78209
210-828-0691

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19 DAY OF FEBRUARY A.D. 1998



Larry W. Dollie
LARRY W. DOLLIE, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THE PROVISIONS OF THE SUBDIVISION ORDINANCE.



Paul A. Schroeder
REGISTERED PROFESSIONAL LAND SURVEYOR #5160
PAUL A. SCHROEDER
125 WEST SUNSET
SAN ANTONIO, TEXAS 78209
210-828-0691

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19 DAY OF FEBRUARY A.D. 1998



Larry W. Dollie
LARRY W. DOLLIE, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

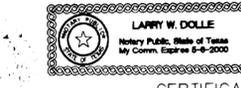
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Michael V. Stewart
OWNER: MICHAEL V. STEWART
PRESIDENT
M.V. STEWART INTEREST
22193 I.H. 10 WEST
SAN ANTONIO, TEXAS 78257
698-0170

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL V. STEWART, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF FEBRUARY A.D. 1998.



Larry W. Dollie
LARRY W. DOLLIE, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT THIS PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

ON THIS THE 14th DAY OF April 1998

ATTEST: *CTR*
COUNTY JUDGE, BEXAR COUNTY, TEXAS
Sony Ruffalo
COUNT CLERK, BEXAR COUNTY, TEXAS

THIS PLAT, BEING LEGEND OAKS UNIT 2, BEXAR COUNTY, TEXAS, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 11 DAY OF May A.D. 1998

Man
CHAIRMAN
Greg K. Guimaraes
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

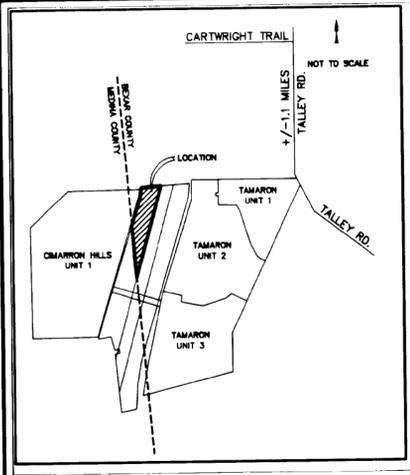
I, *Gary Kickhoff*, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE,

ON THE 11 DAY OF August A.D. 2000 AT 2:28 P.M. AND DULY RECORDED THE 14 DAY OF August A.D. 2000 AT 4:47 P.M. IN THE RECORDS OF DEED AND PLAT OF SAID COUNTY, IN BOOK VOLUME 9548 ON PAGE 76

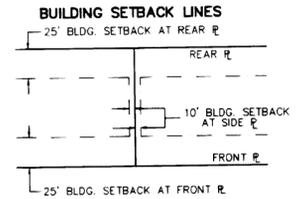
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 14 DAY OF August A.D. 2000

Jane R. Pina
COUNTY CLERK, BEXAR COUNTY, TEXAS
DEPUTY

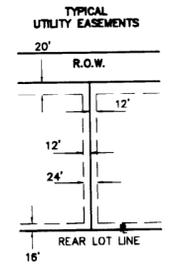
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	2434.79'	220.64'	110.39'	05°11'32"
C2	2494.79'	227.31'	113.73'	05°13'13"
C3	20.00'	17.75'	9.50'	50°50'18"
C4	20.00'	17.26'	9.21'	49°26'46"
C5	58.00'	283.70'	48.45'	280°15'23"
C6	20.00'	31.41'	19.99'	89°58'51"
C7	20.00'	31.42'	20.01'	90°01'09"



LOCATION MAP



NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 25' ALONG THE FRONT AND BACK AND 10' ALONG THE SIDES AS SHOWN ABOVE. IN ADDITION TO SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS.



ELECTRIC, GAS, CATV, & TELE. UTILITY EASEMENTS ARE GRANTED ALONG THE FRONT, SIDE, AND REAR LOT LINES AS DETAILED ABOVE.

PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E., NO STRUCTURES, SEPTIC TANK FIELDS, ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

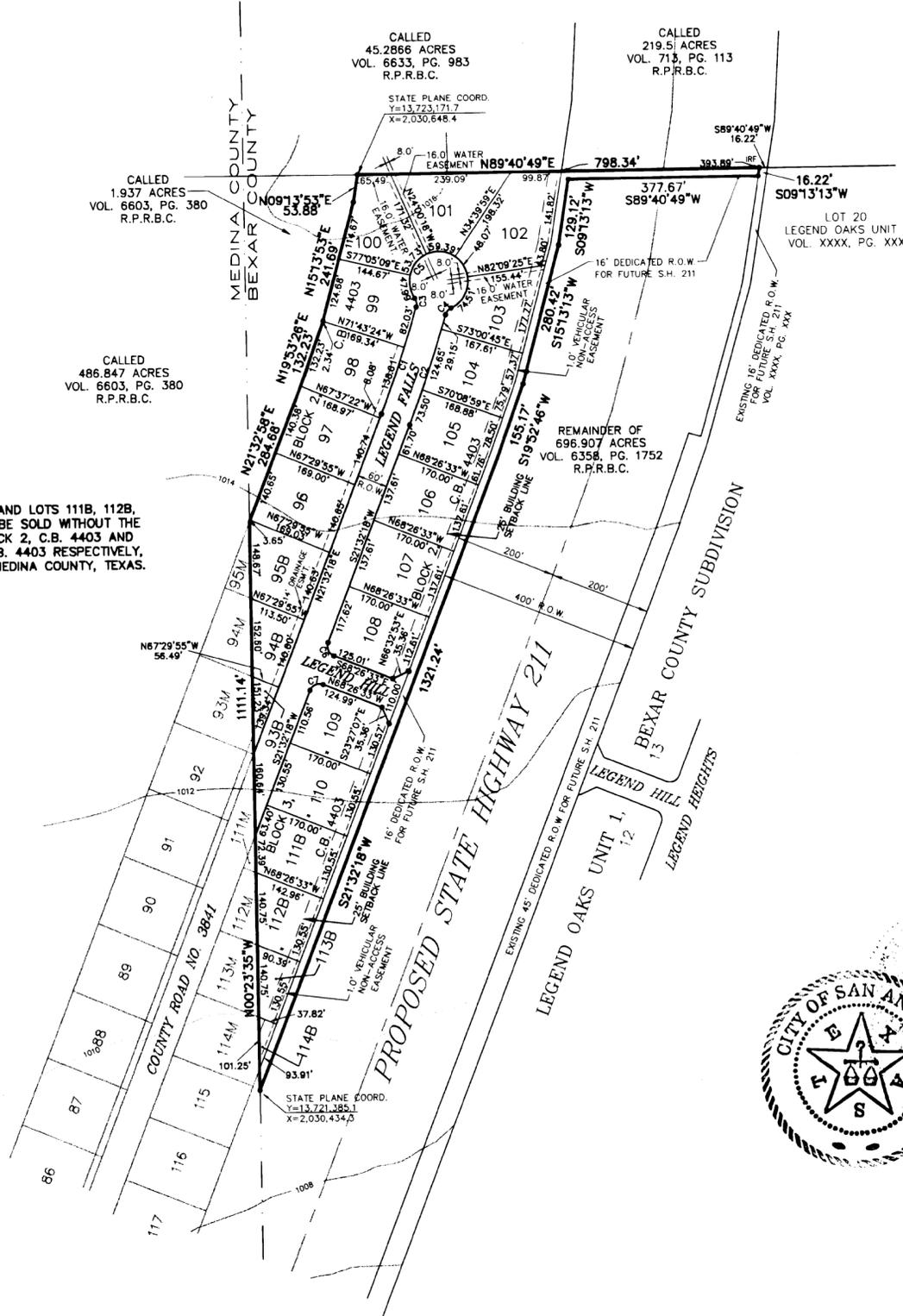
- NOTES:
- STATE PLANE COORDINATES WERE DERIVED FROM STATION HUNT PID AY1822
 - BEARINGS ARE BASED ON PROPOSED STATE HIGHWAY 211 R.O.W.
 - EACH LOT CONTAINS A MINIMUM OF 0.5 ACRE OF NON-DRAINAGE AREA.
 - FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS".
 - ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO RIGHT-OF-WAY LINE.
 - NO BUILDING PERMITS OR UTILITY CONNECTIONS SHALL BE ISSUED ON THE FOLLOWING PORTIONS OF LOTS 93B, 94B, 95B, 96, 97, AND 98, BLOCK 2, C.B. 4403, UNTIL ADEQUATE ALL-WEATHER STRUCTURES, APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, ARE CONSTRUCTED TO PROVIDE ACCESS ACROSS THE DRAINAGE EASEMENT TO THESE PORTIONS OF THE LOT.
 - 1/2" IRON RODS SET AT LOT CORNERS UNLESS NOTED OTHERWISE.
 - IRF = FOUND 1/2" IRON ROD

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "ANCHOR EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

SCALE: 1" = 200'



RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY CARBON OR PHOTO COPY DISCOLORED PAPER, ETC.

Filed for Record in:
BEXAR COUNTY CLERK'S OFFICE
On Aug 11 2000
at 2:28pm
Receipt #: 35916
Recording: 2:28 PM
Doc/Inst: 2000-0136365
Deputy: Betty Rodriguez



PREPARED 08/28/97 081420-00

**Legend Oaks
Unit 2 Medina County**

SUBDIVISION PLAT OF LEGEND OAKS UNIT 2 MEDINA COUNTY

BEING 27.14 ACRES OUT OF THE BERIAMA SANDOVAL SURVEY No. 40, ABS. 840 AND THE JOHN FITZGERALD SURVEY No. 33, ABS. 380, MEDINA COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF MEDINA

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTER OF STREETS, LOTS AND GRADIENT LAYOUT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.



DAVID G. BROWN REGISTERED PROFESSIONAL ENGINEER #53763 125 WEST SUNSET SAN ANTONIO, TEXAS 78209 210-826-0691



LARRY W. DOLLE NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



PAUL A. SCHAEFER REGISTERED PROFESSIONAL LAND SURVEYOR #5160 125 WEST SUNSET SAN ANTONIO, TEXAS 78209 210-828-9691



LARRY W. DOLLE NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

- 1. STATE PLANE COORDINATES WERE DERIVED FROM STATION HUNT PID AY1822
2. BEARINGS ARE BASED ON PROPOSED STATE HIGHWAY 211 R.O.W.
3. EACH LOT CONTAINS A MINIMUM OF 0.5 ACRE OF NON-DRAINAGE AREA
4. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
5. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
6. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS"
7. ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO RIGHT-OF-WAY LINE.
8. NO BUILDING PERMITS OR UTILITY CONNECTIONS SHALL BE ISSUED ON THE FOLLOWING PORTIONS OF LOTS 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93M, 94M, AND 95M, BLOCK 2, C.B. 4403, UNTIL ADEQUATE ALL-WEATHER STRUCTURES, APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, ARE CONSTRUCTED TO PROVIDE ACCESS ACROSS THE DRAINAGE EASEMENT TO THESE PORTIONS OF THE LOT.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF MEDINA COUNTY, TEXAS AND PREBING OFFICER OF THE COMMISSIONER'S COURT OF MEDINA COUNTY, DOES HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF MEDINA COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT THIS PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE JUDICIAL COMMISSIONER'S COURT.



THIS PLAT OF LEGEND OAKS UNIT 2, MEDINA COUNTY HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 11 DAY OF 7 Mar A.D. 19 98

APPROVED BY: Phyllis K. Gorman, CHAIRMAN; David P. McEntgomery, SECRETARY

STATE OF TEXAS COUNTY OF MEDINA I, Kathy Wilkine, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 17th DAY OF July A.D. 2000 AT 11:15 A.M. AND DULY RECORDED THE 17th DAY OF July A.D. 2000 AT 11:15 A.M. IN THE PLAT RECORDS OF Medina

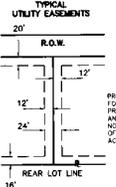
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 17th DAY OF July A.D. 2000

DEPUTY COUNTY CLERK, MEDINA COUNTY, TEXAS

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "ANCHOR EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PERMITS OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS SHALL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPIS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPIS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELIEVE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

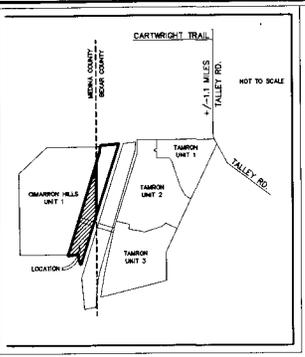
Table with 4 columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA. Contains 7 rows of curve data.

NOTE: LOTS 93M, 94M, 95M, BLOCK 2, C.B. 4403 AND LOTS 111M, 112M, 113M, 114M, BLOCK 3, C.B. 4403 CAN NOT BE SOLD WITHOUT THE CORRESPONDING LOTS 93B, 94B, 95B, BLOCK 2, C.B. 4403 AND LOTS 111B, 112B, 113B, 114B, BLOCK 3, C.B. 4403 RESPECTIVELY, AS RECORDED IN "LEGEND OAKS UNIT 2", BEXAR COUNTY, TEXAS.

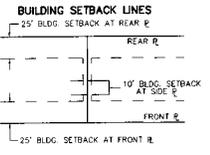


PRIORITY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DESIGNATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE PERMANENT TO THEIR INTEREST (I.E. NO STRUCTURES, SEPTIC TANK FIELDS, ETC.), GRANTEES OF SAID DESIGNATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

ELECTRIC, GAS, C.A. & V. & E. UTILITY EASEMENTS ARE GRANTED ALONG THE FRONT, SIDE, AND REAR LOT LINES AS DETAIL ABOVE.



LOCATION MAP



NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 25' FROM THE FRONT AND BACK AND 10' FROM THE SIDES AS SHOWN ABOVE. IN ADDITION TO SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS.

STATE OF TEXAS COUNTY OF MEDINA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER: JACK DEAN

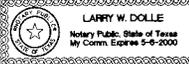
MICHAEL V. STEWART, PRESIDENT M.V. STEWART INTEREST 22163 L.H. 10 WEST SAN ANTONIO, TEXAS 78257 608-0170

466.847 ACRES VOL. 6603, PG. 380 R.P.R.B.C.

STATE OF TEXAS COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL V. STEWART KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF FEBRUARY A.D. 1998

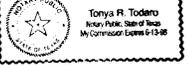


LARRY W. DOLLE NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACK DEAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF Feb. A.D. 1998



TONYA R. TODARO NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES: 1/2" IRON ROD SET AT LOT CORNERS UNLESS NOTED OTHERWISE (R.F. = FOUND 1/2" IRON ROD)

BERIAMA SANDOVAL SUR. 40, ABS. 1298, CB 4403, BEXAR CO., ABS. 840 MEDINA CO. JOHN FITZGERALD SUR. 33, ABS. 1279, CB 4402, BEXAR CO., ABS. 380 MEDINA CO. CALLED 677.11 ACRES VOL. 5272, PG. 850 D.R.M.C.



PREPARED: 06/26/97 081420-00

**San Antonio Bike Plan 2011
West/Southwest Sector List Only**

SAN ANTONIO SECTOR PLANS

The City of San Antonio Planning & Community Development Department has a sector plan program to create long range plans that support the policies of the City's Master Plan and provide guidance for land use, transportation, and public facilities planning efforts. There are five sector plans: Central City, East, Heritage South, North, and West / Southwest. City Council has adopted three of these sector plans: North Sector (August 2010); Heritage South (September 2010); and West/Southwest (April 2011). Nearly all of the recently adopted Sector, Community, and Neighborhood plans have clear and strong recommendations for bicycling.

The recommended network was evaluated based on planning sector to ensure geographic distribution of bicycle facilities. Creation of the network was driven primarily on existing and known future destinations as well as where current population exists. This led to a bicycle network that trends to the north, and at first glance, one may think that geographic areas may have been neglected. However, evaluating the network based on population, area, and existing roadway network of these areas helps to illustrate geographic distribution of the network. For example, while the Heritage South area may only have 195 miles of

bicycle facilities recommended, it results in 60.6 miles of bicycle facilities per 10,000 in population (based on current population estimates).

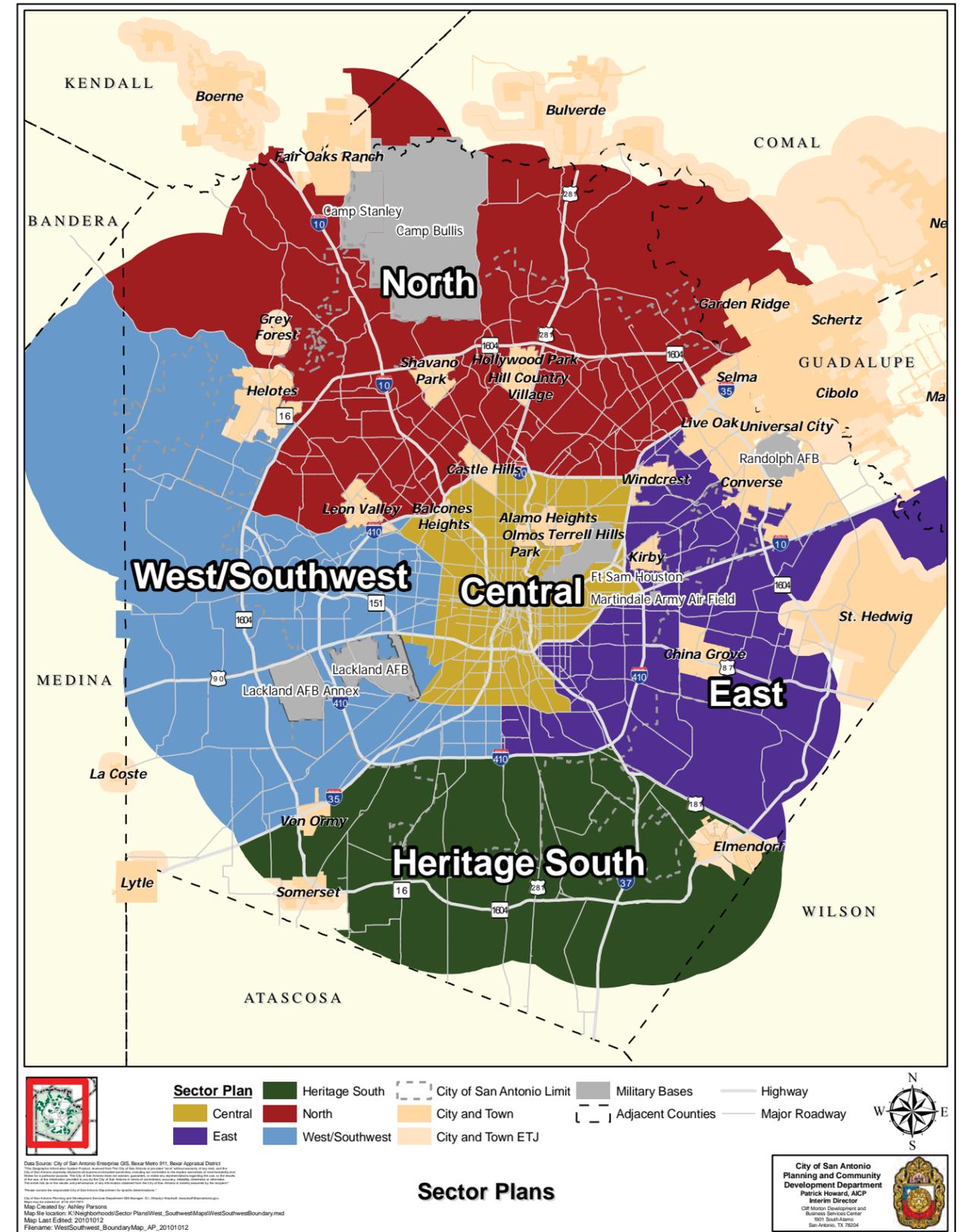
Ultimately, as undeveloped areas of these sectors are developed, and as the population and roadway network increases, the bicycle network should grow as well. By planning for and installing bicycle facilities will making bicycling a strong element of the transportation network that serves the population and destinations of the sector and region.

Appendix F is intended to serve as a tool for the City of San Antonio Planning and Community Development Department to plan for and provide guidance on decisions regarding bicycle facilities as the department and City moves forward with long range planning in these sectors.

The tables on the following pages list the recommended network by planning sector. Because many routes are on either the border of two planning sectors, or may cross a boundary between planning sectors, a route may be listed in more than one table.

Evaluation of Recommended Bicycle Network by Planning Sector					
	Central	East	Heritage South	North	West / Southwest
Sector Area Statistics					
Total Population	451,863	196,442	32,253	568,020	322,410
Total Area (sq mi)	91	197	209	400	317
Total Road Network Length (miles)	1,820	1,185	568	2,959	1,871

Network Distribution Based on Population, Area, and Roadway Density					
Total Miles of Bicycle Facilities (including both on- and off-street facilities)	425	293	195	569	448
Total Miles per 10,000 People	9.4	14.9	60.6	10.0	13.9
Total Miles per Square Mile of Area	4.65	1.49	1.42	0.94	1.41
Percentage of Roadway Network with On-Street Bicycle Facility	18%	22%	17%	24%	20%





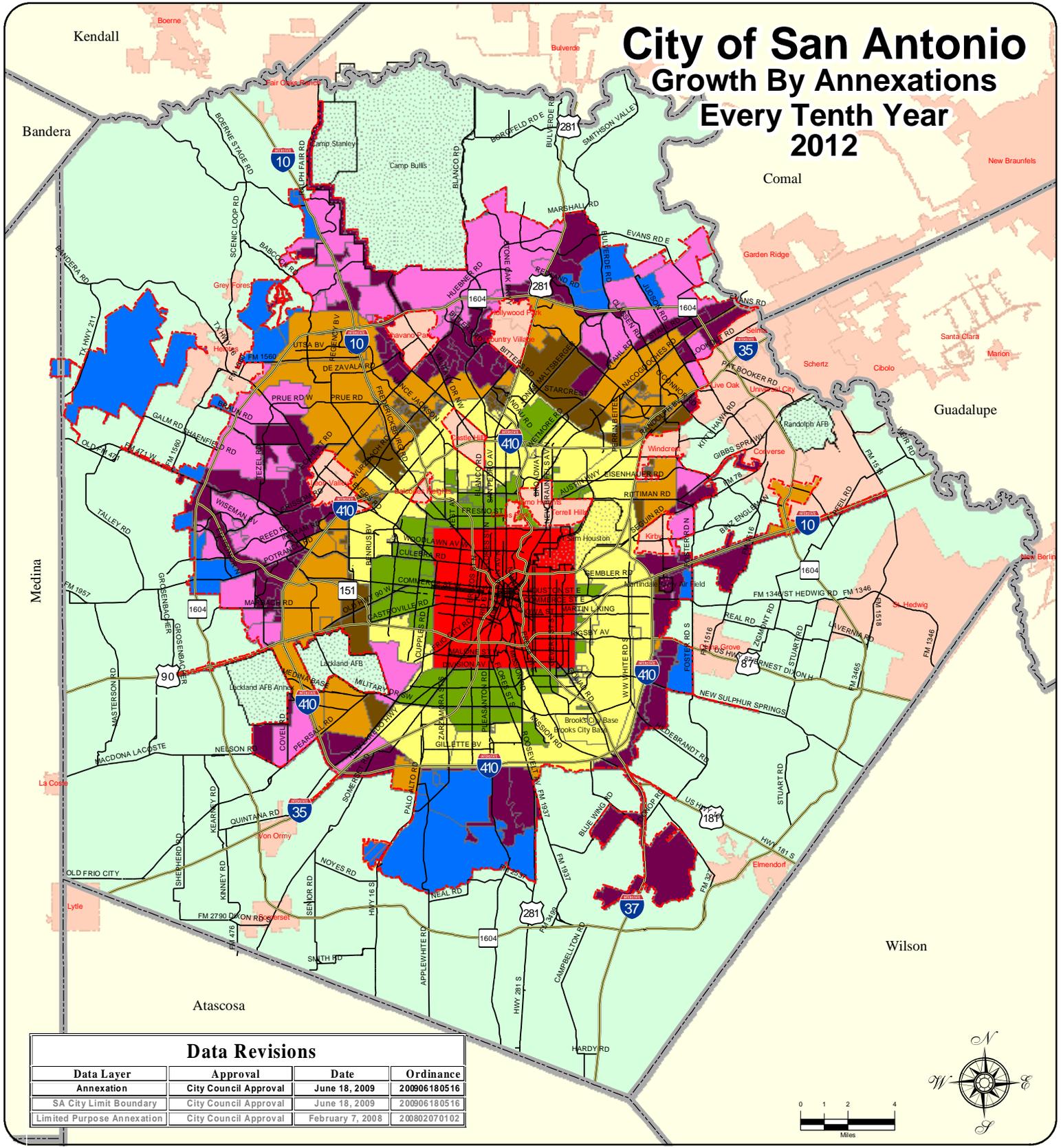
SAN ANTONIO BIKE PLAN 2011 + IMPLEMENTATION STRATEGY :: APPENDIX

F • recommended network - by planning sector

WEST / SOUTHWEST PLANNING SECTOR										
STREET NAME	SEGMENT START	SEGMENT END	JURISDICTION	EXISTING FACILITY	RECOMMENDED FACILITY	ACTION	LENGTH (FT)	ON-STREET PARKING?	COUNCIL DISTRICT	MAP AREA (CHAPTER 3)
ROGERS RD	WISEMAN BLVD	HWY 151	SAN ANTONIO		PATH		12,179		6	Far West / Westover Hills Area
ROGERS RD	CULEBRA RD	MT BAKER DR	SAN ANTONIO		BIKE LANE	RESTRIPE	980		6	Far West / Westover Hills Area
ROGERS RD	MT BAKER RD	MT EVANS RD	SAN ANTONIO		BIKE LANE	CFD	2,125		6	Far West / Westover Hills Area
ROGERS RD	MT EVANS RD	WISEMAN BLVD	SAN ANTONIO		BIKE LANE	RESTRIPE	6,784		6	Far West / Westover Hills Area
ROGERS RD	WISEMAN	WESTERN CROSS	SAN ANTONIO		BIKE LANE	CFD	3,055		6	Far West / Westover Hills Area
ROGERS RD	WESTERN CROSS RD	WESTOVER HILLS BLVD	SAN ANTONIO		BIKE LANE	CFD	6,602		6	Far West / Westover Hills Area
ROGERS RD	WESTOVER HILLS BLVD	W MILITARY DR	SAN ANTONIO		BIKE LANE	CFD	10,141		6	Far West / Westover Hills Area
ROGERS RD	W MILITARY DR	SH 151 SV RD	SAN ANTONIO		BIKE LANE		4,698		6	Far West / Westover Hills Area
ROUSSEAU	POTRANCO RD	MANOR CREEK RD	SAN ANTONIO	BIKE LANE	BIKE LANE	RESTRIPE	3,107	Y	4, 6	Far West / Westover Hills Area
SAN JOAQUIN	CULEBRA	W COMMERCE ST	SAN ANTONIO		ROUTE	NAC	6,203		5, 6	Near West
SAN JOAQUIN	W COMMERCE ST	OLD US HWY 90 W	SAN ANTONIO		ROUTE	NAC	242		6	Near West
SAN JOAQUIN	OLD US HWY 90 W	BUENA VISTA ST	SAN ANTONIO		ROUTE		295		6	Near West
SAN JOAQUIN	BUENA VISTA ST	CASTROVILLE RD	SAN ANTONIO		ROUTE	NAC	5,898		6	Near West
SEASCAPE DR	W MILITARY DR	POTRANCO RD	SAN ANTONIO		BIKE LANE		5,277		6	Far West / Westover Hills Area
SH 151	WEST SIDE OF LOOP 410	EAST SIDE OF LOOP 410	SAN ANTONIO		SHOULDER		2,389		6	Near West
SH 151 - NB	S CALLAGHAN RD	US 90	SAN ANTONIO		SHOULDER		8,239		6	Near West
SH 151 - NB	W MILITARY DR	S CALLAGHAN RD	SAN ANTONIO	SHOULDER	SHOULDER		10,574		6	Near West
SH 151 - NB	LOOP 410 ACCESS RD	W MILITARY DR	SAN ANTONIO	SHOULDER	SHOULDER		4,117		6	Near West
SH 151 - NB	POTRANCO RD	LOOP 410 ACCESS RD	SAN ANTONIO		SHOULDER		6,677		6	Far West / Westover Hills Area
SH 151 - NB	W MILITARY DR	POTRANCO RD	SAN ANTONIO		SHOULDER		7,569		6	Far West / Westover Hills Area
SH 151 - NB	LOOP 1604	W MILITARY DR	SAN ANTONIO		SHOULDER		15,230		6	Far West / Westover Hills Area
SH 151 - SB	LOOP 1604	W MILITARY DR	SAN ANTONIO		SHOULDER		14,659		6	Far West / Westover Hills Area
SH 151 - SB	W MILITARY DR	POTRANCO RD	SAN ANTONIO	SHOULDER	SHOULDER		7,568		6	Far West / Westover Hills Area
SH 151 - SB	POTRANCO RD	LOOP 410 ACCESS RD	SAN ANTONIO		SHOULDER		6,555		6	Far West / Westover Hills Area
SH 151 - SB	LOOP 410 ACCESS RD	W MILITARY DR	SAN ANTONIO	SHOULDER	SHOULDER		4,441		6	Near West
SH 151 - SB	W MILITARY DR	S CALLAGHAN RD	SAN ANTONIO		SHOULDER		10,434		6	Near West
SH 151 - SB	S CALLAGHAN RD	US 90	SAN ANTONIO	SHOULDER	SHOULDER		7,711		6	Near West
SH 16 N	BEXAR COUNTY LINE	SH 211	HELOTES	SHOULDER	SHOULDER		17,862			Northwest Bexar County
SH 16 N	SH 211	HELOTES CREEK	HELOTES	SHOULDER	SHOULDER		79,051			Northwest Bexar County
SH 211	SH 16	BEXAR CO LINE	HELOTES	SHOULDER	SHOULDER		28,781			Northwest Bexar County
SH 211	POTRANCO RD	US HWY 90	BEXAR CO	SHOULDER	SHOULDER		15,908			Far West / Westover Hills Area
SH 211	ACCESS RAMPS	US HWY 90	BEXAR CO		SHOULDER	WIDEN PAVEMENT	2,414			Far West / Westover Hills Area
SH 211	US HWY 90	SH 211	BEXAR CO		SHOULDER	WIDEN PAVEMENT	3,929			Far West / Westover Hills Area
SH 211	SH 211	US HWY 90	BEXAR CO		SHOULDER	WIDEN PAVEMENT	3,667			Far West / Westover Hills Area
SHAENFIELD	FM 1560	CAVERN HILL	BEXAR CO		BIKE LANE	WIDEN PAVEMENT	4,422			Northwest Bexar County
SHAENFIELD	CAVERN HILL	LOOP 1604	SAN ANTONIO		BIKE LANE	WIDEN PAVEMENT	4,140		6, 7	Northwest Bexar County
SHEPHERD RD	WT MONTGOMERY (FUTURE REALIGNMENT)	PEARSALL RD	BEXAR CO		SHOULDER	CFD	5,501			Lackland Area
SOL TRACE	RAY ELLISON BLVD	DEAD END	SAN ANTONIO	BIKE LANE	BIKE LANE	RESTRIPE	4,682		4	Lackland Area
SOMERSET RD	IH 35	LOOP 410	SAN ANTONIO		SHOULDER		5,478		4	South Central
SOMERSET RD	LOOP 410	SENIOR RD	VON ORMY	SHOULDER	SHOULDER		20,702			Far South
SOMERSET RD	PRICE	PALO ALTO RD	SAN ANTONIO		BIKE LANE	DETAILED STUDY	2,695		4	South Central
SPURS RANCH	HWY 90	CAGNON	SAN ANTONIO	BIKE LANE	BIKE LANE		6,994		4	Far West / Westover Hills Area

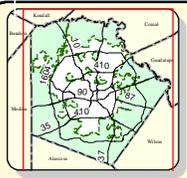
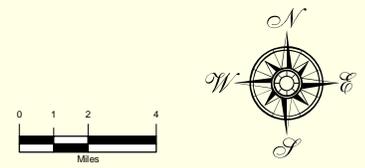
**City of San Antonio
Growth By Annexations
Every Tenth Year
2012**

City of San Antonio Growth By Annexations Every Tenth Year 2012



Data Revisions

Data Layer	Approval	Date	Ordinance
Annexation	City Council Approval	June 18, 2009	200906180516
SA City Limit Boundary	City Council Approval	June 18, 2009	200906180516
Limited Purpose Annexation	City Council Approval	February 7, 2008	200802070102



Legend

- Original City Limit
- 1961 - 1970
- 1991 - 2000
- - - City of San Antonio
- Bexar County
- 1940 - 1950
- 1971 - 1980
- 2001 - 2010
- ▨ Limited Purpose Annexation
- - - Adjacent Counties
- 1951 - 1960
- 1981 - 1990
- Cities and Towns
- Military Bases

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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 Please contact the responsible City of San Antonio Department for specific determinations.

City of San Antonio Planning Department GIS Manager, Woody Woodruff, woodruff@sanantoniogis.com. Maps may be ordered at (210) 207-7873
 Map Created by: Gustavo Gutierrez
 Map last Edited Date: January 3, 2012
 Map file location: \\fsc\common\misc29\GIS\PIn50\plan_lib\ComprehensiveAnnexation\10yrs annex 8x11.mxd
 PDF Filename: \\fsc\common\misc29\GIS\PIn50\plan_lib\ComprehensiveAnnexation\1201GG04.pdf

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 David Ellison
 Interim Director
 Cliff Morton Development and
 Business Services Center
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